

Flat 3, 16 Moorbank Road, Sandygate, Sheffield, S10 5TR  
£230,000

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Council Tax Band: B

A stylish and larger than average two double bedroom first floor apartment which has recently been fully renovated throughout, including brand new fittings, and enjoys spectacular views to the rear! Perfect for first time buyers, downsizers or landlords, the property is situated on a popular road within this highly sought after suburb on the fringes of open countryside. Located close to shops, cafes and amenities in Crosspool including regular bus routes giving easy access to the Universities, Hospitals and City Centre, the property is also within the catchment area of Lydgate and Tapton schools. Fully modernised throughout including a new heating system, full rewire, kitchen and shower room fittings to name a few highlights, the property in brief comprises; Communal lobby area with small staircase rising to the first floor, entrance hallway with storage cupboard, bright and spacious living room with excellent views, kitchen with fitted units, two spacious bedrooms, a shower room and a separate wc. Outside, there is an allocated garage to the rear perfect for storage and there are communal grounds surrounding. Available to the market with NO CHAIN INVOLVED. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit! Council tax band B. Leasehold tenure, 142 years remaining, service charge is £1020pa (payable in two instalments), ground rent is £21pa.

### **Communal Lobby Area**

Access to the building is gained through a front facing communal entrance door, which leads to the communal lobby area. A staircase rises to the first floor where the apartment is located.

### **Entrance Hallway**

A wooden doors leads into the entrance hallway, which has a recently fitted carpet and useful storage cupboard housing the water cylinder. Doors lead to all rooms on this level.

### **Living Room**

A larger than average living room which has ample space for seating and dining furniture. Having a good sized rear facing upvc double glazed window which enjoys far reaching views towards open countryside, a radiator and an electric fire with surround.

### **Kitchen**

A modern and stylish kitchen which has recently installed fitted wall and base units with a laminated worksurface incorporating a stainless

steel sink and drainer unit and electric hob with extractor above. There are integrated appliances including an electric oven and fridge freezer, and space for a washing machine. With a side facing upvc double glazed window.

### **Master Bedroom**

A good sized master bedroom which has a front facing upvc double glazed window and a radiator.

### **Bedroom Two**

The second bedroom is another double sized room which has a side facing upvc double glazed window, a fitted wardrobe and a radiator.

### **Shower Room**

A modern and tasteful room which has a suite comprising of a double sized walk in shower enclosure and a pedestal wash basin. With a chrome towel radiator and vinyl flooring.

### **Separate WC**

Having a low flush wc, a pedestal wash basin and low flush wc.

### **Outside**

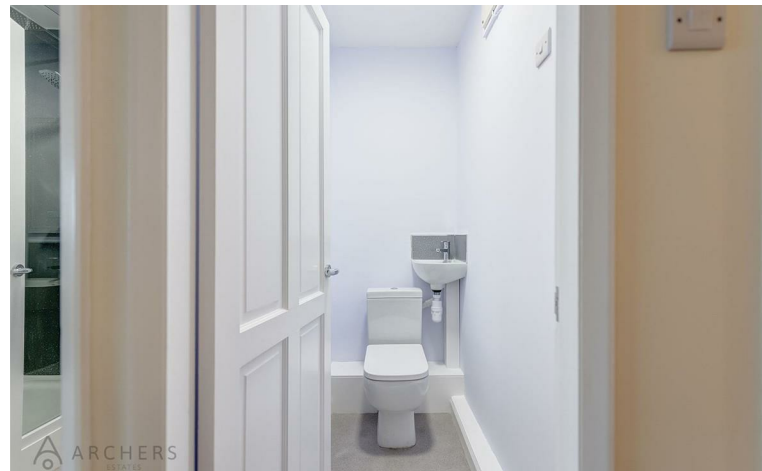
The development is surrounded by communal gardens which include lawned areas, pathways and a hardstanding area to the rear with parking available in front of the garage.

### **Garage**

A great addition to the property, having an up and over door and ample space for storage.



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### Floor Plan

Approx. 60.4 sq. metres (650.5 sq. feet)



### Outbuilding

Approx. 12.0 sq. metres (129.2 sq. feet)



Total area: approx. 72.4 sq. metres (779.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Flat 3, SHEFFIELD



# ARCHERS ESTATES

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	