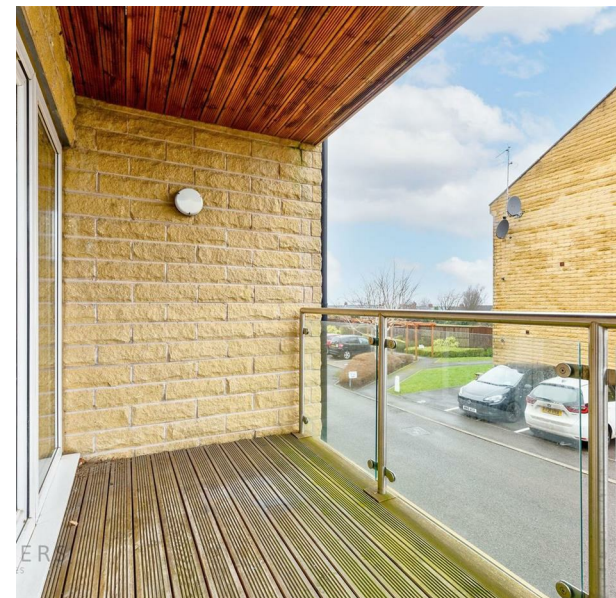


63 Northfield Court, Crookes, Sheffield, S10 1QR
£265,000

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63 Northfield Court, Crookes, Sheffield, S10 1QR

£265,000

Council Tax Band: C

A modern and stylish two double bedroom, two bathroom ground floor apartment which is set within this popular development in Crookes. Boasting spacious rooms throughout, the property also has a balcony off the living room, a garage and useful separate storage room beneath to name a few highlights. Perfect for first time buyers, landlords or downsizers, the property is situated close to a wealth of shops, cafes and amenities in Crookes and Walkley, enjoys easy access to the universities, hospitals and city centre thanks to regular bus routes on the doorstep and the development backs onto the picturesque Bolehills park with its stunning views and sunsets towards the Peak District! In brief, the property comprises; secure communal entrance lobby with intercom access, entrance hallway with storage cupboard, open plan living room with access to the balcony, kitchen area with modern fitted units and integrated appliances, master bedroom with en-suite shower room, double sized second bedroom and family bathroom. To the lower ground level the communal lobby leads to the garage and useful separate storage room, both of which have power and lighting and offer excellent storage options. The property is available with NO CHAIN INVOLVED and a viewing is highly advised - contact Archers Estates to book your visit today! Council tax band C, Leasehold tenure - 879 years remain on the lease, service charges are £115pcm, ground rent is £100 per annum.

Communal Entrance Lobby

A secure entrance door with intercom gives access to the communal lobby area, which has a staircase descending to the garage/storage room area and there is level access to the apartments' entrance door.

Entrance Hallway

An L-shaped hallway which has laminate flooring, a radiator and a useful storage cupboard. Doors lead to most rooms in the apartment.

Open Plan Living Room

A bright and spacious room which has ample space for living/dining furniture. With laminate flooring, a radiator, a side facing upvc double glazed window, front facing upvc double glazed french doors opening to the balcony and the room opens to the kitchen area.

Balcony

A good sized balcony which is perfect for al-fresco dining! Accessed from the living room, the balcony has views towards Northfield Road has wooden flooring and glass balustrades.

Kitchen Area

A modern and tasteful kitchen which has fitted wall and base units with a laminate granite effect worksurface incorporating a stainless steel sink and drainer unit, and gas hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, microwave, dishwasher and washing machine. With tiled flooring, a radiator and a side facing upvc double glazed window.

Master Bedroom

A double sized master bedroom which has laminate flooring, a front facing upvc double glazed window and a radiator. A door leads to the en-suite shower room.

En-Suite Shower Room

Having a modern suite comprising of a shower enclosure, a wall mounted wash basin and a low flush wc. With tiled flooring, tiling to the walls and a chrome towel radiator.

Bedroom Two

The second bedroom is a larger than average double room which has a side facing upvc double glazed window, laminate flooring and a radiator. With ample space for an office area if required.

Family Bathroom

Having a modern suite comprising of a panelled bath with shower above, a wall mounted wash basin and a low flush wc. With tiling to the floor and walls, and a chrome towel radiator.

Garage

Steps descend from the communal hallway and lead to the lower ground level, where the garage is located. Having an up and over door to the front, power and lighting and a rear door giving access to the communal area. The garage has ample space for a car and is perfect for additional storage.

Storage Room

A great additional room which is rare in modern apartments. Accessed from the lower ground communal hallway, there is power and lighting and further storage options.

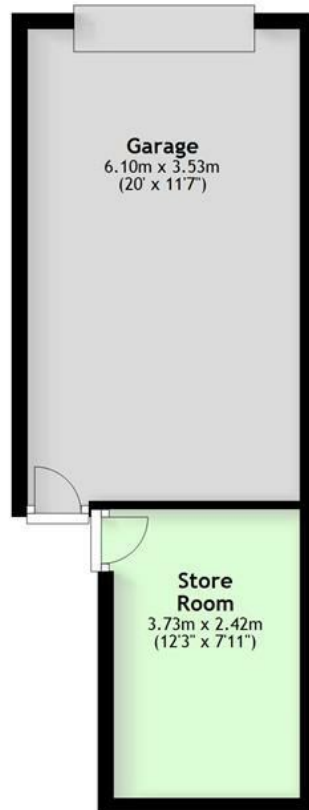
Outside

The development is set within well manicured communal grounds which include lawned areas, shrubs and borders. With pathways leading to all apartments and visitor parking bays available.



Ground Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



First Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



Total area: approx. 102.8 sq. metres (1106.4 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.

63 Northfield Court, Sheffield



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	