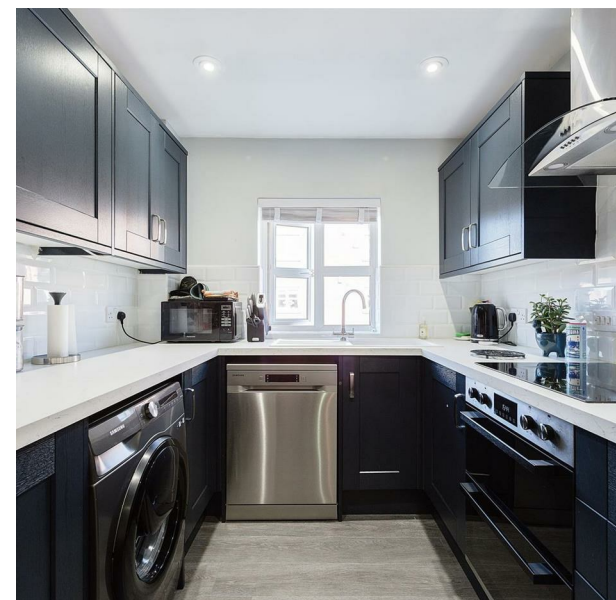


63 St. Francis Close, Sandygate, Sheffield, S10 5SX
£275,000

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63 St. Francis Close, Sandygate, Sheffield, S10 5SX

£275,000

Council Tax Band: C

A stunning three bedroom, two bathroom first floor apartment which is set within this popular development in the heart of Sandygate! Ideal for first time buyers, landlords or downsizers, the property has recently undergone a scheme of modernisation including a new kitchen, en-suite bathroom and full redecoration creating a contemporary styled living space throughout which also offers an allocated parking space outside too. Situated close to a wealth of shops, cafes and amenities, the property is also well served by regular transport links giving easy access to the universities, hospitals and the city centre. With double glazing and electric heating throughout, the property in brief comprises; secure communal lobby area, entrance hallway, living room, kitchen, master bedroom with en-suite, two further bedrooms and a bathroom. Outside, there are communal gardens and an allocated parking space with additional visitor bays available. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your viewing today! Leasehold tenure, 103yrs remain on the lease. Service charge is £850pa, ground rent is £150pa. Council tax band C.

Communal Entrance Lobby

A secure entrance door with intercom system gains entry to the communal lobby area. A staircase ascends to the first floor level.

Entrance Hallway

An entrance door opens to the wide and inviting hallway area, which has laminate flooring, an electric heater and storage cupboard housing the water cylinder.

Living Room

A spacious, flowing room which opens to the kitchen and has two front facing upvc double glazed windows, laminate flooring and a modern style electric heater. There is ample space for living and dining furniture and an opening leads directly to the kitchen.

Kitchen

A spacious kitchen which has modern styled, recently installed wall and base units with a laminated work surface incorporating a ceramic sink and drainer unit and an electric hob with extractor above. There is an integrated electric oven and space for appliances including an American fridge

freezer, washing machine and dishwasher. With laminate flooring and a front facing upvc double glazed window.

Master Bedroom

A bright and spacious master bedroom which has side and rear facing upvc double glazed windows with bringing much light into the room, an electric heater and ample space for bedroom furniture. A door leads to the en-suite shower room.

En-Suite Shower Room

A stunning en-suite which has a modern styled suite comprising of a shower enclosure, a vanity wash basin and a low flush wc. With an electric towel radiator and a side facing upvc double glazed window.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window and an electric heater.

Bedroom Three

A single sized room which could also be used as a study. Having fitted wardrobes, laminate flooring,

an electric heater and a side facing upvc double glazed window.

Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With an electric towel radiator.

Outside

The development is set within communal grounds which include an allocated parking bay to the left of the building and there are also a number of visitor bays. With lawns, pathways and borders/shrubs.



First Floor

Approx. 79.1 sq. metres (850.9 sq. feet)



Total area: approx. 79.1 sq. metres (850.9 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		78	80
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	