

Flat 5, 16 Moorbank Road, Sandygate, Sheffield, S10 5TR
£225,000

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Council Tax Band: B

A spacious and modern styled two double bedroom second floor apartment which is located on this highly sought after road in Sandygate. Perfect for first time buyers or landlords, the property enjoys superb far reaching views to the rear and boasts large rooms throughout and a garage to the rear. Situated close to shops and amenities, the property is also within easy reach of universities, hospitals and open countryside thanks to regular bus routes nearby. With double glazing and underfloor heating throughout, the property in brief comprises; communal entrance lobby with staircase rising to the second floor, an entrance hallway, spacious living room with far reaching views, kitchen with modern style fittings, two double bedrooms and a good sized bathroom. Outside, there is a large garage to the rear and communal grounds surrounding which also backs onto a nature reserve/open countryside. A viewing is highly recommended to appreciate the accommodation on offer. Available for sale with NO CHAIN INVOLVED. Council tax band B. Leasehold tenure, 142 years remaining, service charge is £1020pa (payable in two instalments), ground rent is £21pa. The building has recently had a new roof fitted too.

Communal Entrance Lobby

Access to the building is gained through a front facing entrance door which leads into the communal lobby area. A staircase rises to the second floor accommodation.

Entrance Hallway

A solid wood entrance door leads to the entrance hallway, which has a useful storage cupboard. Doors lead to all rooms in the apartment.

Living Room

A bright and spacious living room which has a large rear facing upvc double glazed window enjoying far reaching views and ample space for living and dining furniture. With underfloor heating.

Kitchen

Having modern style fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and an electric hob with extractor above. There is an integrated electric oven and space for a fridge freezer and washing machine. With a side facing upvc double glazed window, vinyl flooring and underfloor heating.

Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed window, underfloor heating and ample space for furniture.

Bedroom Two

The second bedroom is another double sized room which has a side facing upvc double glazed window and underfloor heating.

Bathroom

A good sized bathroom which has a bathtub with shower over, pedestal wash basin and a low flush wc. With tiled flooring and underfloor heating.

Garage

Located beneath the building to the rear, the garage offers ample storage space and has an up and over door to the front.

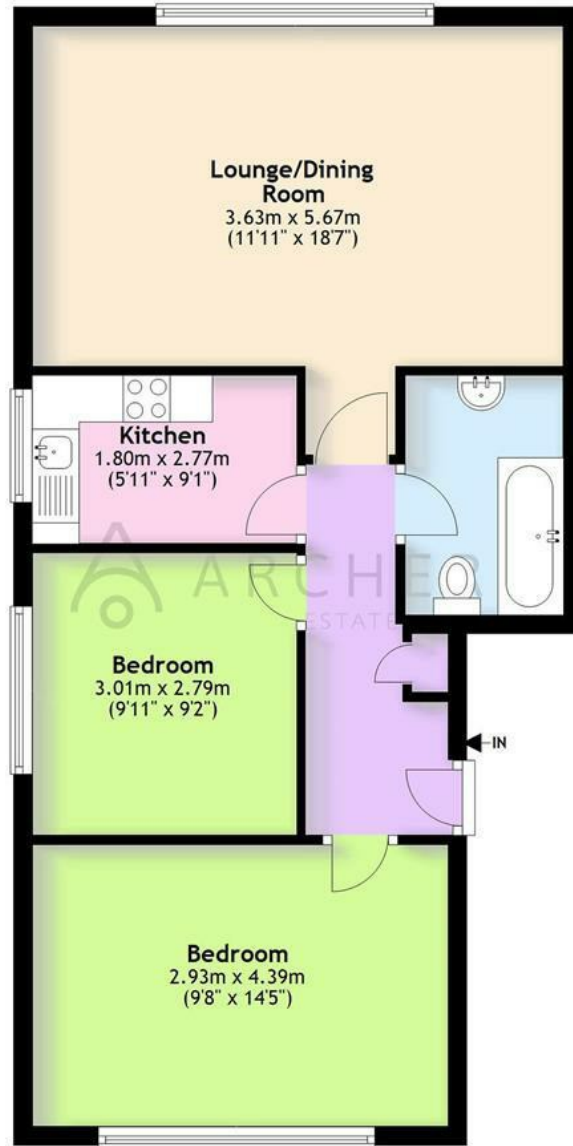
Outside

The development is surrounded by communal lawns, pathways and a shared driveway leads to the rear where the garage is located. Backing onto open countryside, the development offers a private outlook to the rear.



Top Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 sq. feet)

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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		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	