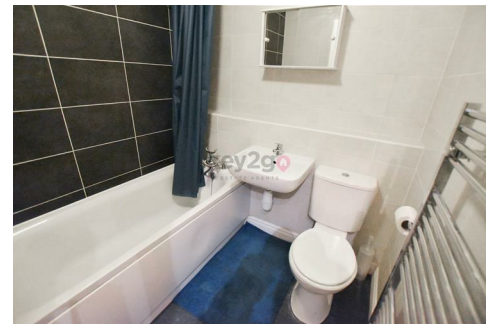
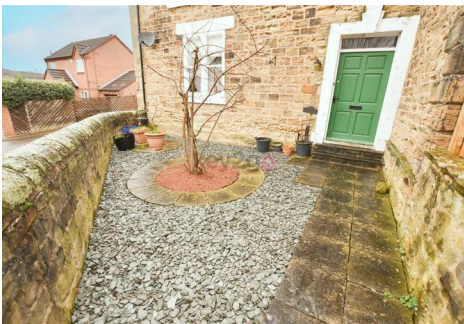


Marketing Preview



1 Farm Croft Waterfield Mews, Westfield, Sheffield, S20 8FJ

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CASH BUYERS DUE TO SHORT LEASE!! A unique opportunity to purchase this grade 11 listed first floor apartment with stone cottage feel which has its own entrance. Offering modern kitchen and bathroom, off road parking and garage. Close to great amenities, road links to Sheffield City Centre and M1 Motorway. Perfect for downsizes or investors!

SUMMARY

CASH BUYERS DUE TO SHORT LEASE!! A unique opportunity to purchase this grade 11 listed first floor apartment with stone cottage feel which has its own entrance. Offering modern kitchen and bathroom, off road parking and garage. Close to great amenities, road links to Sheffield City Centre and M1 Motorway. Perfect for downsizes or investors!

HALLWAY

Enter via own entrance into hall with ceiling light, painted walls and tiled flooring. Storage cupboard housing the boiler and stair rise to the first floor landing.

LANDING

Comprising of painted walls, wood effect flooring and access to the loft. Recess spotlighting, smoke alarm and radiator. Storage cupboard housing the boiler, doors to the lounge/diner, two bedrooms and bathroom.

LOUNGE/DINER 13'11" x 19'1"

A large reception room which would be great for entertaining with painted walls and continued wood effect flooring. TV point and HDMI point. Two ceiling lights, two radiators and three windows creating brightness. Door to the kitchen.

KITCHEN 9'5" x 6'10"

Comprising of modern high gloss wall and base units, contrasting wood effect worktops and tiled splash backs. Sink with drainer and chrome mixer tap. Integrated gas hob and electric oven. Space for full height fridge/freezer and space for automatic washing machine. Ceiling light, radiator and window. Painted walls and wood effect flooring.

BEDROOM ONE 12'4" x 7'1"

A good sized small double bedroom with painted walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and two windows.

BEDROOM TWO 9'0" x 10'11"

A second double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window. Telephone point and over stairs storage cupboard.

BATHROOM 6'6" x 5'10"

Comprising of bath with mixer shower tap and shower head, wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and extractor fan. Fully tiled walls and tile effect flooring.

OUTSIDE

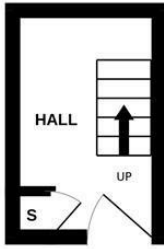
To the front of the property is a low maintenance garden with slate chippings, slabs and shrubs. Being enclosed with a gate and having wall to the boundary and path to the door. Off road parking and garage to the rear.

PROPERTY DETAILS

- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

GROUND FLOOR
50 sq.ft. (4.6 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

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



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>