

Marketing Preview



Flat 1B Sheffield Road, Woodhouse, Sheffield, S13 7EQ

£92,500

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this ready to move into, two double bedroom top floor flat. Offering a study and being well presented and spacious throughout. Being close to amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or investors!

SUMMARY

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HALLWAY

Enter into the spacious hallway with carpeted flooring, radiator and ceiling light. Storage cupboard and doors to the lounge/diner, bathroom, two bedrooms and dressing room/study.

LOUNGE/DINER 20'1" x 7'6"

A spacious and open/plan reception room with neutral decor, carpeted flooring and space for a dining table. Two ceiling lights, two radiators and two windows. Door to the kitchen.

KITCHEN 6'1" x 10'1"

A modern and stylish kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Space for a freestanding cooker, washing machine and full height fridge/freezer. Ceiling light, laminate flooring and window.

BEDROOM ONE 9'0" x 13'8"

A spacious double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

BEDROOM TWO 9'6" x 7'8"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

DRESSING ROOM/STUDY 6'0" x 5'9"

A great extra space which would be perfect for storage/office/dressing room with neutral decor, laminate flooring and access to the loft. Ceiling light and window.

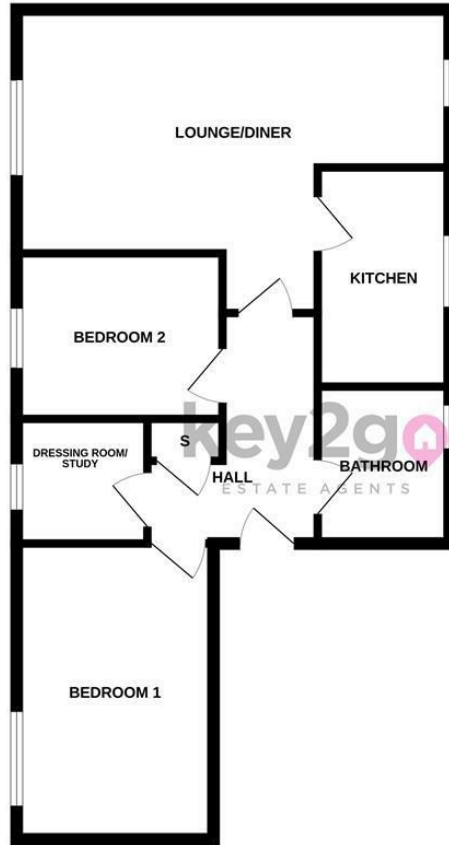
BATHROOM 6'1" x 7'3"

A good sized bathroom having a bath, separate walk in shower cubicle with a glass surround and sliding door, sink and WC. Spotlighting, extractor fan and window. Tiled walls and tiled flooring.

PROPERTY DETAILS

- LEASEHOLD - 94 YEARS REMAINING, GROUND RENT £10.00PA, SERVICE CHARGE £86.00PA
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

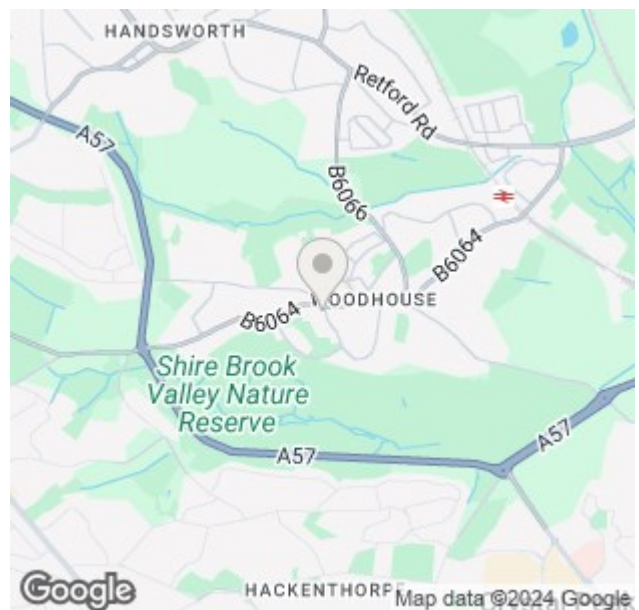
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	



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