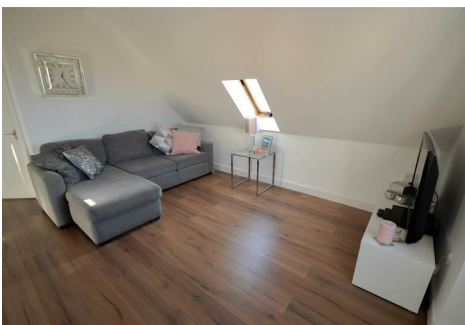


## Marketing Preview



**18 Brook Green, Hackenthorpe, Sheffield, S12 4NR**

**£120,000**

**Bedrooms 1, Bathrooms 1, Reception Rooms 1**



\*\*\*GUIDE PRICE £120,000-£125,000\*\*\* A fantastic opportunity to purchase this one bedroom apartment which is situated in a popular area. Offering modern decor throughout, open plan living and being cosy yet spacious throughout. Close to shops, amenities and road links to the City Centre. Perfect for first time buyers and investors!

## SUMMARY

A fantastic opportunity to purchase this one bedroom apartment which is situated in a popular area. Offering modern decor throughout, open plan living and being cosy yet spacious throughout. Close to shops, amenities and road links to the City Centre. Perfect for first time buyers and investors!

## LOUNGE/KITCHEN/DINER 17'0" x 13'2"

Having laminate flooring, neutral decor and painted walls. Base units, worktops and tiled splash back. Oven and gas hob. Sink with a drainer and mixer tap. Space for a fridge and washing machine. Ceiling light, two radiators, a window and two velux style windows. Boiler location and doors to the bedroom and bathroom.

## BEDROOM 10'1" x 11'4"

A double bedroom with painted walls, laminate flooring and door to the storage room/wardrobe. Ceiling light, radiator and two velux style windows.

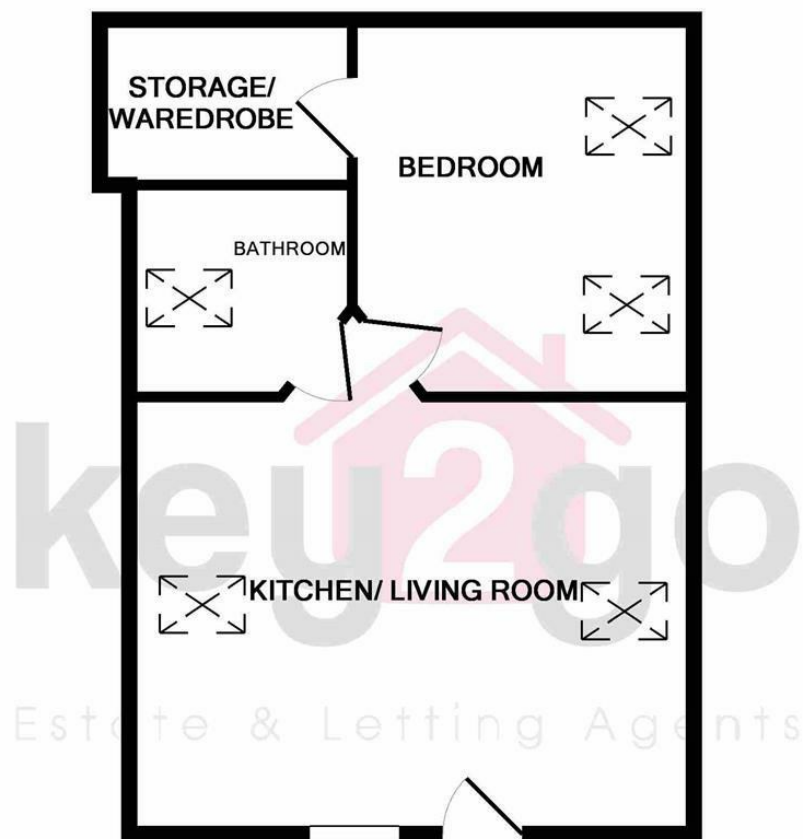
## BATHROOM 6'7" x 6'5"

Comprising of a bath, pedestal sink and WC. Ceiling light, radiator and velux style window. Part tiled walls and tiled flooring.

## PROPERTY DETAILS

- LEASEHOLD, £100PA GROUND RENT AND BUILDING INSURANCE, 103 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED - VELUX WINDOWS
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL





TOTAL APPROX. FLOOR AREA 423 SQ.FT. (39.3 SQ.M.)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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