



## Overcroft Rise, Sheffield Asking Price £205,000

Council Tax: B      Tenure: Leasehold



An immaculately presented 2 double bedroom first floor apartment with fine views and located on a block paved cul de sac in the popular area of Totley. The property forms part of 2 apartments in this purpose built block, has a superb open plan living, dining and kitchen area, driveway, integral garage and stands in very well maintained communal gardens.

The accommodation briefly comprises: A composite front door opens into the entrance lobby and staircase which rises to an open plan living area with loft access for extra storage, with a rear facing window with a lovely aspect over the communal gardens. The kitchen area has a rear facing window, a good range of high gloss floor and wall units with integrated fridge freezer, washing machine, electric oven and gas hob with extractor over, white work surfaces and splash backs,

- Two bedroom first floor apartment
- Beautifully finished shower room
- Just two apartments in the block
- Lovely communal gardens
- EPC rating C
- Modern fitted Kitchen
- Open plan living area
- Integral garage
- Fully double glazed
- Council tax band B

