



**Bradfield Road Hillsborough Sheffield S6 2BT**  
**Price £75,000**

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**\*\* NO CHAIN \*\* FIRST FLOOR APARTMENT \*\*** Located within this iconic building in this convenient location is this two good size bedroom, first floor apartment set in lovely grounds with residents parking and benefiting from uPVC double glazing and gas central heating throughout. There is a communal entrance hall with a lift and stairs which lead to all levels and this apartment can be found on the first floor. In brief, the living accommodation comprises: front composite door which opens into the entrance hall with access into the lounge, kitchen, bedroom one and the shower room. The lounge has a large window allowing lots of natural light and access to a balcony. The separate kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven, fridge, freezer along-with housing and plumbing for a washing machine. Bedroom one benefits from fitted wardrobes. The shower room has a double shower cubicle, WC and wash basin set in a combination unit. Accessed from the lounge is double bedroom two which again benefits from fitted wardrobes.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM APARTMENT
- LOUNGE WITH BALCONY OFF
- SEPARATE KITCHEN WITH INTEGRATED APPLIANCES
- FANTASTIC LOCATION
- EXCELLENT AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM





**OUTSIDE**

There are communal gardens to the rear which is laid mainly to lawn. Seating areas. Patio and planted borders. Residents parking.

**LOCATION**

Situated in the centre of Hillsborough, set in its own formal grounds within walking distance of all local amenities including supermarkets, banks, restaurants, bars etc. Close by are beautiful walks in the park. Regular public transport. Easy access to Sheffield city centre, central Hospitals and Universities.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 284 years remaining. Service Charge for December to June 2024 is £2,695.92 which covers gas, hot water, outside lighting and general repairs. The Service Charge for July to December 2024 will be decided in the June budget.

The property is Council Tax Band A.

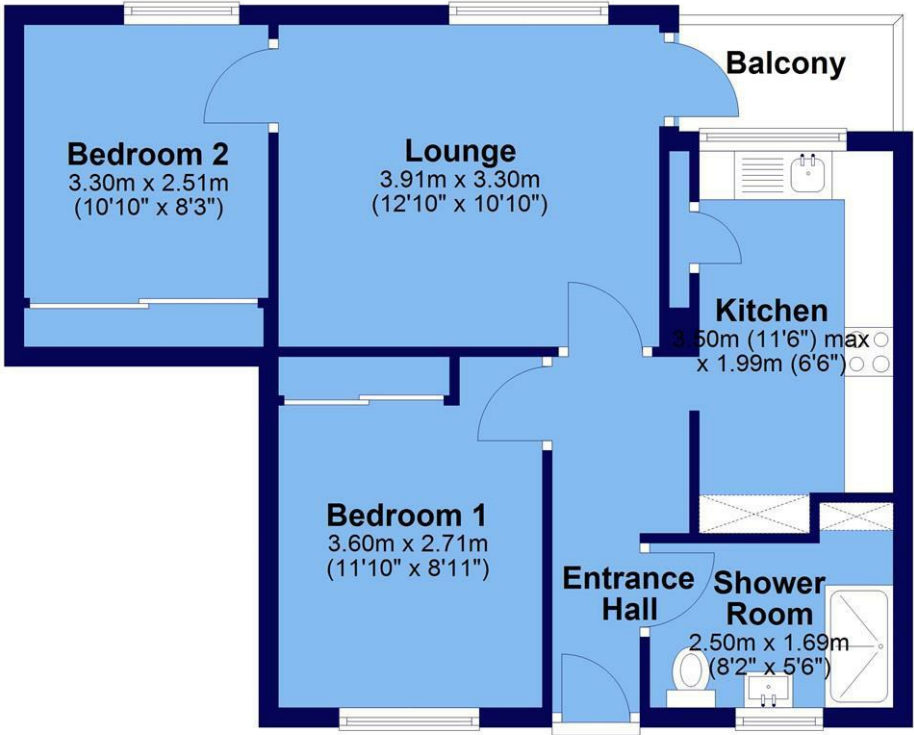
**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Approx. 49.6 sq. metres (534.4 sq. feet)



Total area: approx. 49.6 sq. metres (534.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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**Stocksbridge**

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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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		72	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>			