

# Saxton Mee

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Dun Fields Kelham Island Sheffield S3 8AY  
Guide Price £165,000



## Dun Fields

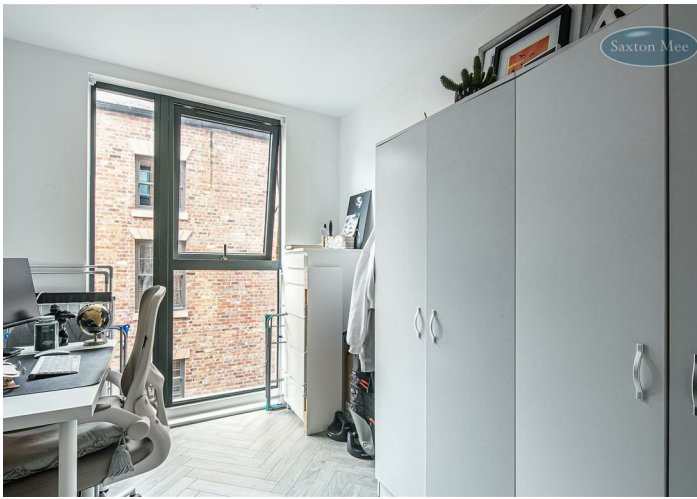
Sheffield S3 8AY

**Guide Price £165,000**

GUIDE PRICE £165,000-£175,000 \*\* FIRST FLOOR TWO BEDROOM APARTMENT WITH BALCONY \*\* Located in the very heart of the fashionable and popular Kelham Island within a short stroll of award winning eateries, bars, cafes and shops together with central Sheffield, Universities, Hospitals and transport networks. This two bedroom apartment forms part of this fabulous residential development with stairs a lift access to all levels. In brief, the living accommodation comprises a private door which opens into the entrance hall with a secure telephone/video intercom system and a large storage cupboard. There is quality flooring throughout and access into the open plan lounge and kitchen/diner, the two bedrooms and the bathroom. The lounge has bi-fold double doors opening to a wooden decked balcony, perfect for enjoying the views. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and the four ring hob with extractor above. Integrated appliances include fridge, freezer, dishwasher, washing machine and an electric oven. The master bedroom is a good size double. The bathroom comes with a three piece suite including bath with overhead shower, WC, chrome towel radiator and wash basin.

- VIEWING RECOMMENDED
- TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE WITH BALCONY
- FABULOUS OPEN PLAN LOUNGE & DINING KITCHEN
- LIFT TO ALL LEVELS
- SECURE TELEPHONE/VIDEO INTERCOM SYSTEM
- FANTASTIC LOCATION
- LOCAL AMENITIES
- EXCELLENT PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





#### **OUTSIDE**

Communal wooden decked area. On street parking.

#### **LOCATION**

Located in Kelham Island, Sheffield's only urban village, Dun Fields occupies a prominent position in the City's most exciting, up-and-coming neighbourhood. Kelham Island has been named as one of the top ten coolest locations in Britain. The former industrial area has been reinvented as one of the UK's hippest areas - and its revival has previously earned it eighth spot in Travel Supermarket's Hip Hangout Neighbourhood Index, which showcases the most up-and-coming neighbourhoods in the UK and Europe. Boasting many bars and restaurants including the award winning Grind Café, Gastro pub Milestone, together with the famous Fat Cat and Kelham Island Tavern. The recent shipping container complex Krynkl with rooftop bar has added to the eclectic mix in Kelham Island. There is excellent access to Sheffield City centre, train station, main hospitals, universities and motorway network making this area extremely popular with young professionals.

#### **MATERIAL INFORMATION**

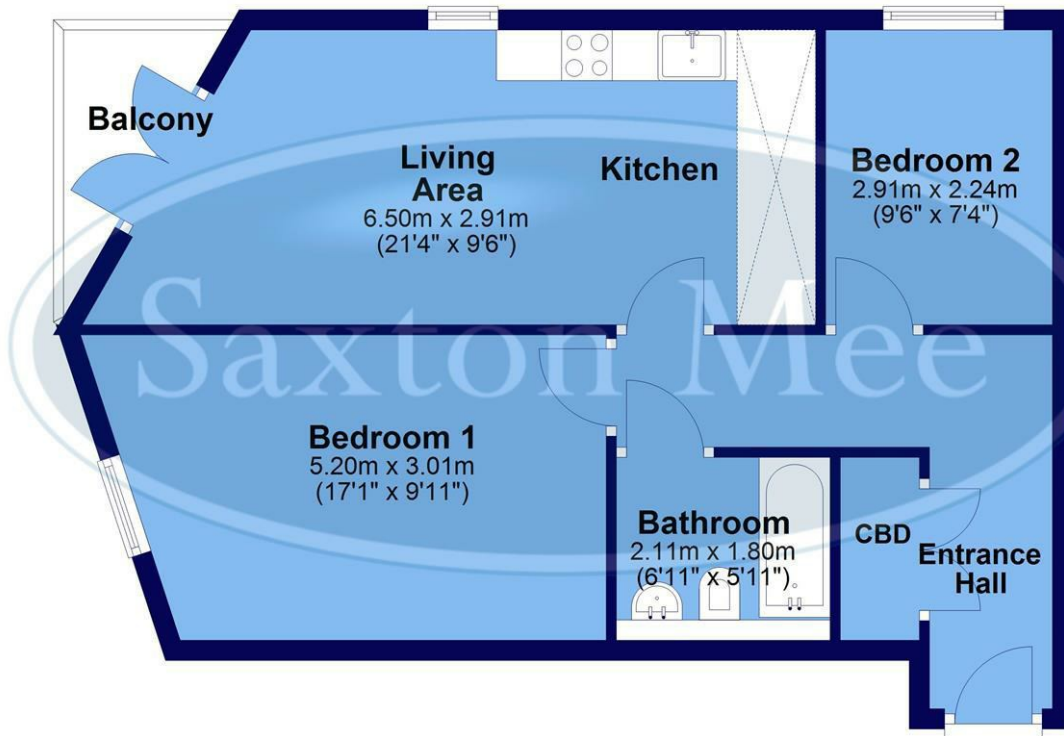
The property is Leasehold with a term of 199 years running from the 1st August 2017.  
The property is currently Council Tax Band C.

#### **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. 54.6 sq. metres (587.4 sq. feet)



Total area: approx. 54.6 sq. metres (587.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) <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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		81	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(61-81) <b>B</b>			
(49-60) <b>C</b>			
(35-48) <b>D</b>			
(19-34) <b>E</b>			
(11-34) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		