



70 Arundel Street Sheffield S1 2NS
Offers Around £200,000

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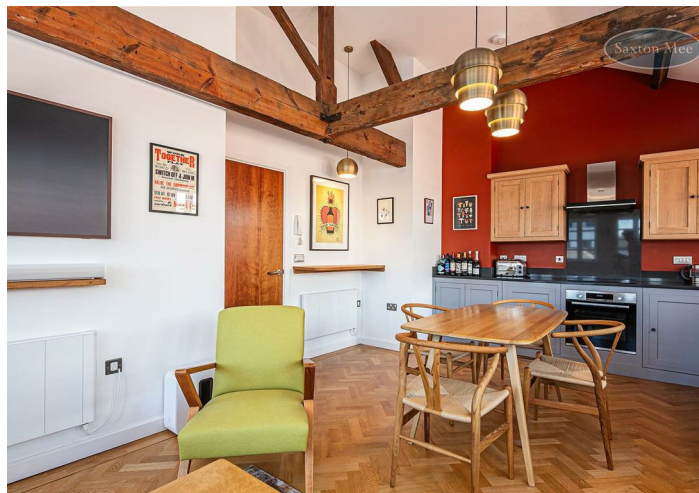
Sheffield S1 2NS

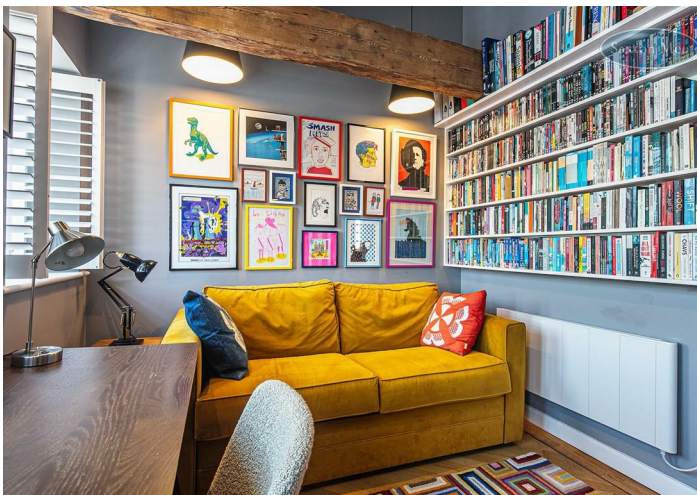
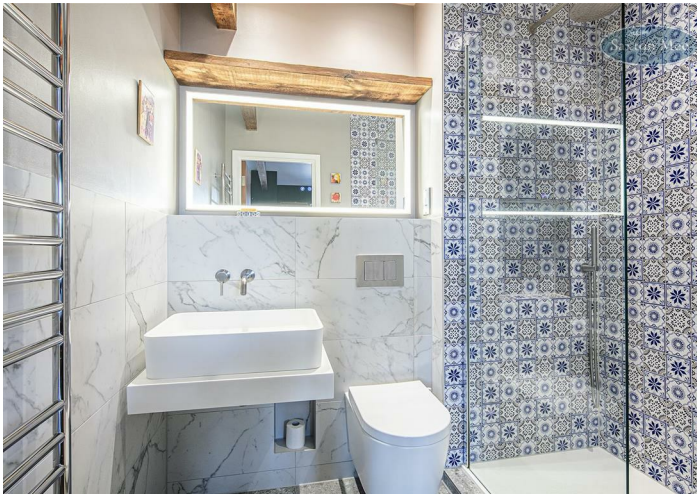
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Viewing is essential to appreciate this bright and airy, two double bedroom, two shower room penthouse apartment which retains many of its original features including vaulted ceilings and exposed beams combined with a modern feel. The Butcher Works development, with its rich history dating back to 1860, has been converted into stunning modern apartments. The property is ideally located in the Cultural Industries Quarter, close to the centre of Sheffield within walking distance of the train station, on the doorstep of Sheffield Hallam University Campus, and a wide range of local shops, cafes and bars are within easy reach. The communal area at the centre of the works provides a tranquil space where residents can unwind and socialise, adding an extra dimension to the urban living experience. Stairs lead to all levels and this apartment can be found on the third floor.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a private door into the spacious entrance hall with a storage cupboard and access into all rooms. Engineered oak flooring flows into the fabulous lounge and dining kitchen with numerous windows allowing lots of light. The Neptune kitchen was fitted in 2022 and has a range of units with contrasting Quartz worktops which incorporate the sink and drainer. The kitchen has a range of integrated appliances including a fridge freezer, washing machine, dishwasher, electric oven and a four ring hob with extractor above. There is a vaulted ceiling, exposed beams and an intercom telephone system. The principal bedroom has bespoke shutters, black-out blinds, an engineered oak floor and space for furniture as well as a stylish Lusso en suite shower room with Fired Earth tiles and a walk-in shower, WC and wash basin. Double bedroom two, again has bespoke shutters and an engineered oak floor. A further Lusso shower room has Fired Earth tiles and a walk-in shower, WC and wash basin.

- FABULOUS TWO DOUBLE BEDROOM APARTMENT
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- STUNNING THROUGHOUT WITH GENEROUS LIVING SPACE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SECURITY INTERCOM ACCESS
- COBBLED COURTYARD/COMMUNAL AREA
- PRESTIGIOUS, GRADE II LISTED BUTCHER WORKS DEVELOPMENT
- SITUATED IN THE HEART OF THE CITY CENTRE
- OUTSTANDING EATERIES, CAFES, SHOPS & BARS JUST MINUTES AWAY
- EXCELLENT TRANSPORT LINKS





OUTSIDE

Well-kept cobbled courtyard/communal area.

LOCATION

Enjoying a fantastic location in the Heart of the City, with Hallam University, the Railway station, the Lyceum and Crucible Theatres and 'the moor market' area of the City all within a short walk. Enjoying such a central location there are restaurants, bars, pubs and cafes right on your door step and excellent public transport links with bus, Supertram and rail links all close by.

MATERIAL INFORMATION

The property is Leasehold with a term of 150 years running from the 1st January 2007.

The property is currently Council Tax Band B.

Permit parking available.

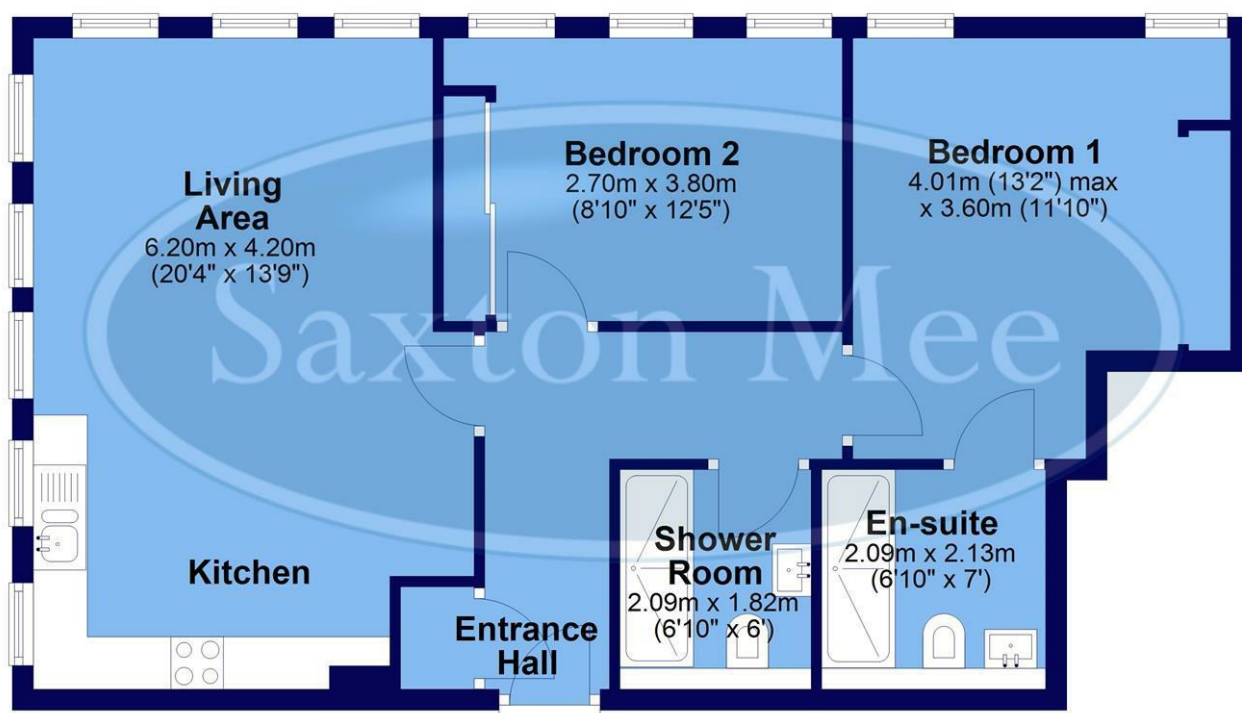
VALUER

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. 65.4 sq. metres (703.7 sq. feet)



Total area: approx. 65.4 sq. metres (703.7 sq. feet)

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

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