

Flat 1, 18 Moorbank Road, Sandygate, Sheffield, S10 5TR  
Offers In Excess Of £175,000

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# Flat 1, 18 Moorbank Road, Sandygate, Sheffield, S10 5TR

## Offers In Excess Of £175,000

### Council Tax Band: B

A bright and spacious two double bedroom lower ground floor apartment which is set within this popular development in the heart of Sandygate. Enjoying far reaching views to the rear, the property requires a scheme of modernisation and offers the purchaser the chance to alter to their own tastes. With good sized rooms throughout and a garage included, the property is located close to open countryside and has easy access to shops, cafes and amenities in Crosspool, including regular bus routes connecting the universities and hospitals. With double glazing and electric underfloor heating throughout, the property in brief comprises; communal entrance lobby, entrance hallway with storage, large living room with countryside views, kitchen, two double bedrooms and a bathroom. Outside, there is a garage to the rear and communal gardens. Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Service charges are £1120pa, ground rent is £20pa. Leasehold tenure, 140 years remain on the lease. Council tax band B.

#### Communal Entrance Lobby

Access to the building is gained through a door which leads to the communal entrance lobby. A staircase descends to the lower ground level.

#### Entrance Hallway

A side facing composite entrance door leads to the hallway, which has a useful storage cupboard, under floor heating and doors lead to all rooms in the apartment.

#### Living Room

A bright and spacious living room which has ample space for living and dining furniture and is bursting with natural light thanks to the larger than average rear facing upvc double glazed window. With under floor heating and a feature electric fire with surround.

#### Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a composite sink and drainer unit and space for appliances including a cooker, fridge freezer and washing machine. With a side facing upvc double glazed window and underfloor heating.

#### Master Bedroom

A spacious double sized bedroom which has a large front facing upvc double glazed window and under floor heating.

#### Bedroom Two

The second bedroom is another double sized room which has a side facing upvc double glazed window, fitted wardrobes and under floor heating.

#### Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and low flush wc. With underfloor heating.

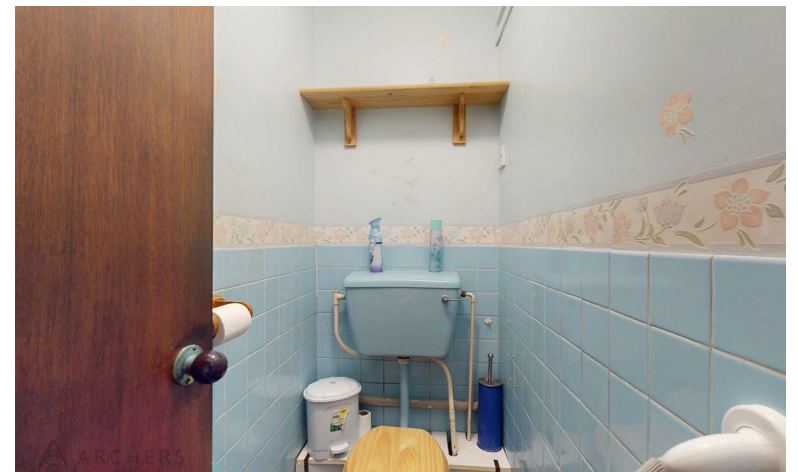
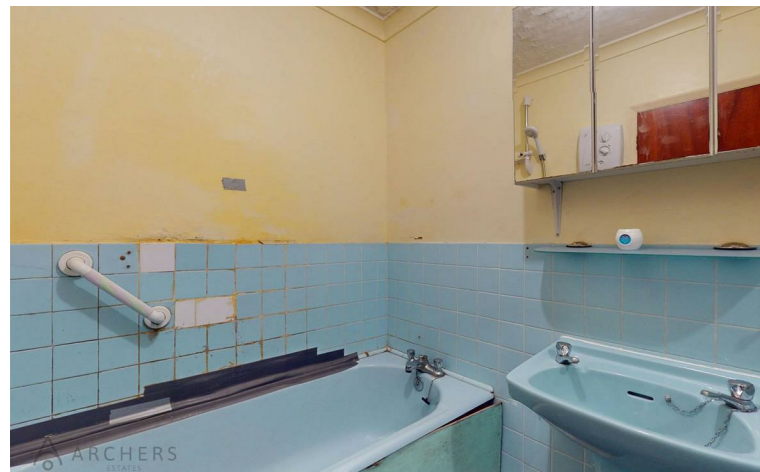
#### Garage

Located to the rear of the development opposite the building, the garage has an up and over door and offers additional storage space.

#### Outside

Set within communal grounds, there are pathways to the front and a shared driveway leads to the rear where the garages are located and there is a communal garden with woodland backing.





# Floor Plan

Approx. 60.3 sq. metres (648.9 sq. feet)



Total area: approx. 60.3 sq. metres (648.9 sq. feet)

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.  
Plan produced using PlanUp.



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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>                            | 53                      | 65        |
| (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 |           |