



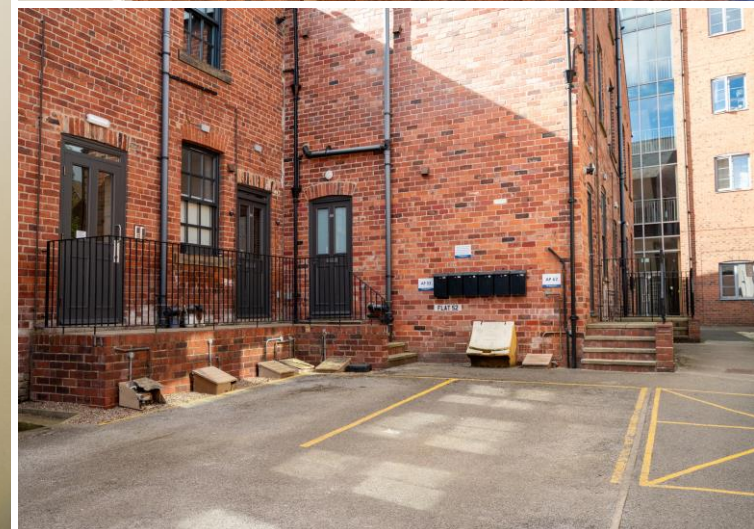


Apt 52 Whitecroft Works

69 Furnace Hill • Sheffield • S3 7AH

Asking Price £60,000

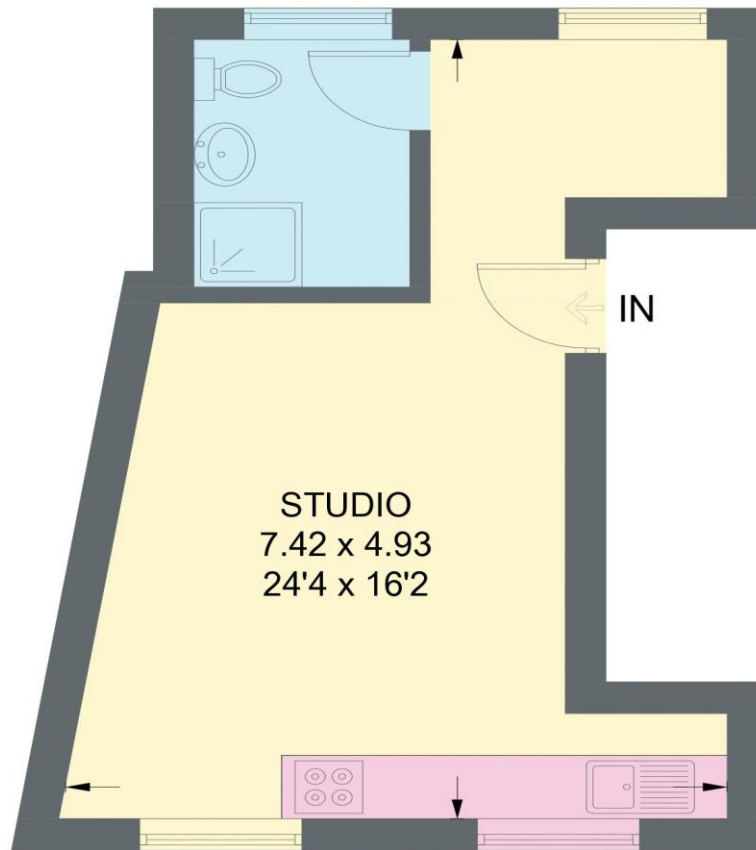
A well-presented first-floor studio apartment within the secure gated development of Whitecroft Works, Sheffield S3. The property benefits from allocated parking, attractive communal areas, wooden sash windows, gas central heating and a secure intercom system. The accommodation opens into a light and airy open-plan living, dining and kitchen area, providing a versatile space for living, relaxing and cooking. Two front-facing wooden sash windows provide plenty of natural light, complemented by neutral décor and a contrasting wood-effect floor. The kitchen is fitted with a range of wall and base units, integrated oven and gas hob. A corridor leads towards the shower room and benefits from a rear-facing window, providing a useful area for wardrobe and storage space. The partially tiled shower room is fitted with a shower enclosure, chrome heated towel rail and rear-facing window. Whitecroft Works is conveniently positioned for easy access to Sheffield city centre and the increasingly popular Kelham Island area. The combination of a quieter residential setting, secure gated development and parking makes this an appealing choice for first-time buyers and professionals seeking a city-centre lifestyle with the added benefit of convenient parking.



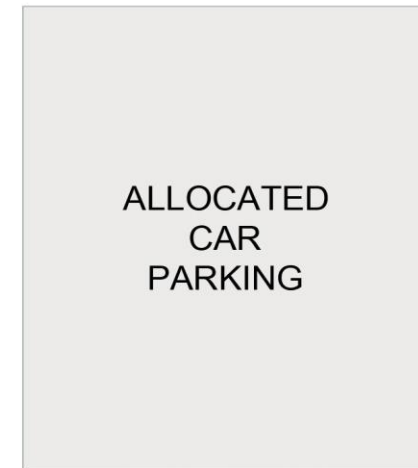
- Studio Apartment in Whitecroft Works
- 1st Floor Location
- Close to Kelham & City Centre
- Light & Airy Accommodation
- Modern Kitchen & Shoewr Room
- Secure Gated Development
- Allocated Parking Space
- Service Charge £1200 pa - RDB Estates
- 125 year from 2006 - £304.41 pa
- Council Tax Band A, EPC Rating C

52 WHITECROFT WORKS

APPROXIMATE GROSS INTERNAL AREA = 26.5 SQ M / 285 SQ FT
(EXCLUDING ALLOCATED CAR PARKING)



FIRST FLOOR



**ALLOCATED
CAR
PARKING**

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.