



Greenacre Close, Gleadless SHEFFIELD S12 2RX

 william
h brown

welcome to

Greenacre Close, Gleadless SHEFFIELD

Guide price £140,000- £150,000 Ground floor 2-bed flat ideal for investors or first-time buyers. Includes kitchen, spacious lounge/dining room, 2 bedrooms, modern bathroom. Located in S12 near shops, schools & transport links. Early viewings recommended. No chain



Hall

Having an entrance door and radiator.

Lounge/Dining Room

20' x 11' 6" (6.10m x 3.51m)

Having two radiators and French doors leading to a Juliet balcony.

Kitchen

8' 7" x 8' 1" (2.62m x 2.46m)

Having a range of wall and base units, inset sink with rolled edge works surfaces. Electric oven and hob and extractor fan. Space and plumbing for washing machine. Double glazed window and radiator.

Bedroom One

12' 6" x 10' 9" (3.81m x 3.28m)

Having a Juliet balcony, a radiator and fitted wardrobes.

Bedroom Two

9' 4" x 7' 8" (2.84m x 2.34m)

Having a side facing double glazed window, a radiator and fitted wardrobes.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the walls and floor, radiator.

Parking

There is an allocated parking space with this property.

Communal Gardens

There are communal gardens.



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welcome to

Greenacre Close, Gleadless SHEFFIELD

- Two Bedrooms
- Ground Floor Flat
- Open plan lounge/dining room
- Good access to local amenities & transport links
- Ideal for investors or first time buyers

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1093.91

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 300 years from 11 Mar 2005.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£140,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



The Property
Ombudsman

Property Ref:

CPK114531 - 0011

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