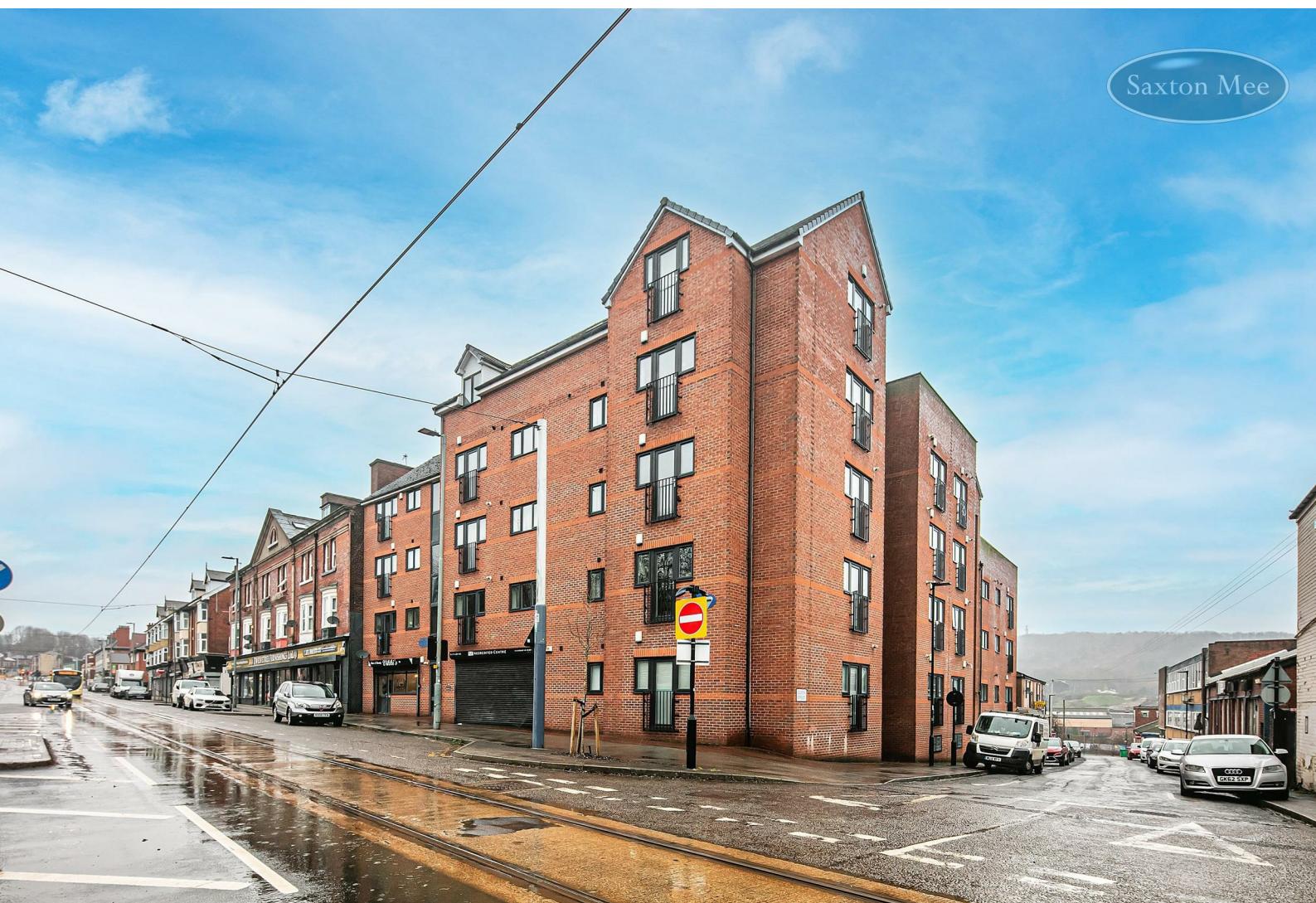


Saxton Mee



**Infirmary Road Sheffield S6 3DH**  
Offers Around £100,000

**St Luke's**  
Sheffield's Hospice

# Infirmary Road

Sheffield S6 3DH

Offers Around £100,000

**\*\* UNDERCROFT GATED ALLOCATED PARKING SPACE \*\* LIFT \*\* FIRST FLOOR \*\*** Benefiting from an allocated parking space is this one bedroom first floor apartment which also benefits from a new kitchen and bathroom, underfloor heating throughout, a shared terrace, marble windowsills, internal oak doors, gas central heating and uPVC double glazing. There is communal access, with stairs and lift access to all levels and this apartment can be found on the first floor. The property has excellent connectivity to the city centre, walking distance to Kelham Island, located seconds away from a Supertram stop and boasts good local shopping amenities.

In brief, the living accommodation comprises: enter through a private door into the entrance hall with a telephone intercom system and a double storage cupboard which houses the gas boiler and has housing for a washer/dryer (included in the sale). Access into the living area, the bedroom and the bathroom. The living area has a uPVC French door opening to a Juliet balcony. The living area flows into the kitchen which has a modern range of units with contrasting worktops which incorporate the sink with macerator system and drainer. Integrated appliances include a fridge, freezer, dishwasher, electric oven and a four ring hob with extractor above.

The double bedroom has a heated wardrobe with sliding mirror doors. There is a further space which is utilised as a study/office. The bathroom has marbled flooring, a chrome towel radiator and a three piece suite including a jacuzzi bath with rainfall shower and attachment shower, a floating odourless WC and marble wash basin with mixer tap. There is a heated wall, LED lighting and a wall heater.

, heated wall in bathroom.

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING WITH A JULIET BALCONY
- NEW KITCHEN & BATHROOM
- UNDERCROFT GATED ALLOCATED PARKING SPACE
- SHARED TERRACE
- SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS
- AMENITIES CLOSE-BY





## OUTSIDE

Allocated parking space. Communal grounds and a shared terrace.

## LOCATION

An extremely convenient position for easy access into Sheffield City Centre either by foot or by the excellent transport links found nearby, which includes regular bus routes and a Supertram stop located on Infirmary Road. It is also well situated for access to the M1/M18 Motorway network, while Kelham Island with its superb array of pubs and restaurants is a short stroll away. Along with some independent mini-markets there is a Tesco superstore within close proximity.

## MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 1st January 2013.

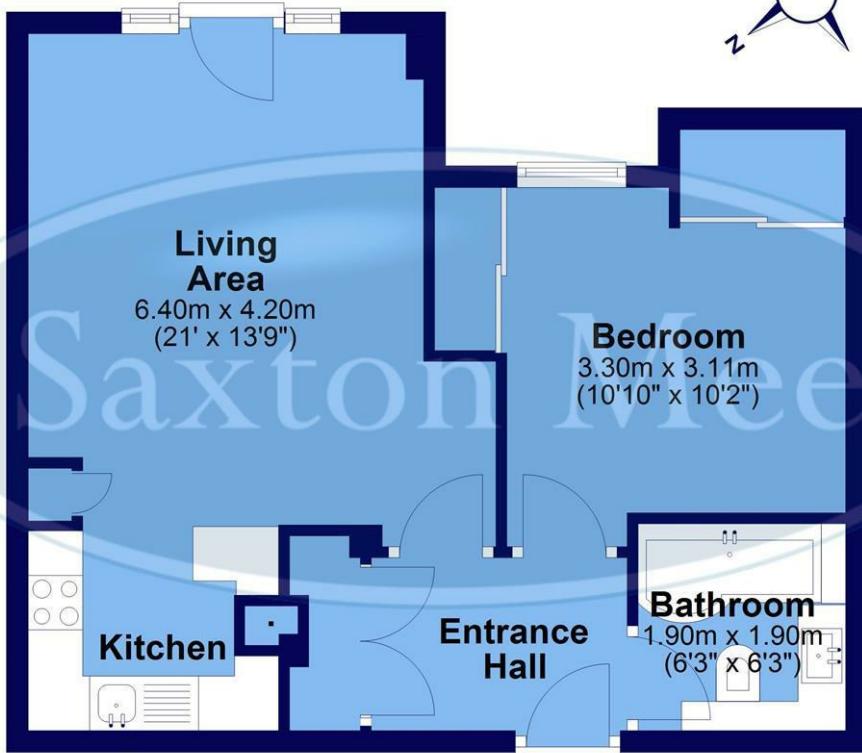
The property is currently Council Tax Band A.

## 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. 42.3 sq. metres (455.5 sq. feet)



**Total area: approx. 42.3 sq. metres (455.5 sq. feet)**

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

**Crookes  
Hillsborough  
Stocksbridge**

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462 Manchester Road, Sheffield S36 2DU

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



[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(A2 plus) A		
(B1-B1) B		
(B2-B9) C		
(D5-D9) D		
(E0-E4) E		
(F1-F8) F		
(G1-G9) G		
Not energy efficient - higher running costs		

81 81

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(A2 plus) A		
(B1-B1) B		
(B2-B9) C		
(D5-D9) D		
(E0-E4) E		
(F1-F8) F		
(G1-G9) G		
Not environmentally friendly - higher CO2 emissions		

EU Directive 2002/91/EC

England & Wales

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(A2 plus) A		
(B1-B1) B		
(B2-B9) C		
(D5-D9) D		
(E0-E4) E		
(F1-F8) F		
(G1-G9) G		
Not environmentally friendly - higher CO2 emissions		

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England & Wales