





65 Whitecroft Works

Furnace Hill • Sheffield • S3 7AH

Asking Price £125,000

A spacious and well-presented top-floor one-bedroom apartment, forming part of the popular gated development at Whitecroft Works. Offering a light and airy feel throughout, the property benefits from high ceilings, neutral décor and generous room proportions, making it an ideal first-time purchase, city base or investment opportunity. Accessed via a private staircase leading exclusively to the top floor, the apartment opens into an inner hallway which leads to a superb open-plan living, dining and kitchen area. Flooded with natural light from two sash windows, this impressive living space features crisp neutral décor, contrasting wood-effect flooring and ample room for both lounge and dining furniture, creating a stylish yet practical environment. The fitted kitchen is well-appointed with a range of wall and base units, complementary work surfaces, an integrated electric oven, four-ring gas hob with extractor hood above, and space for additional appliances. The generous double bedroom enjoys the same bright and airy atmosphere, with soft carpeting underfoot and plenty of space for a double bed, wardrobes and additional bedroom furniture. The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by contemporary partial wall tiling. Whitecroft Works is a secure, gated development ideally positioned for easy access to Sheffield City Centre, Kelham Island, the universities, hospitals and excellent transport links, making this an excellent opportunity for professionals, first-time buyers and investors alike.

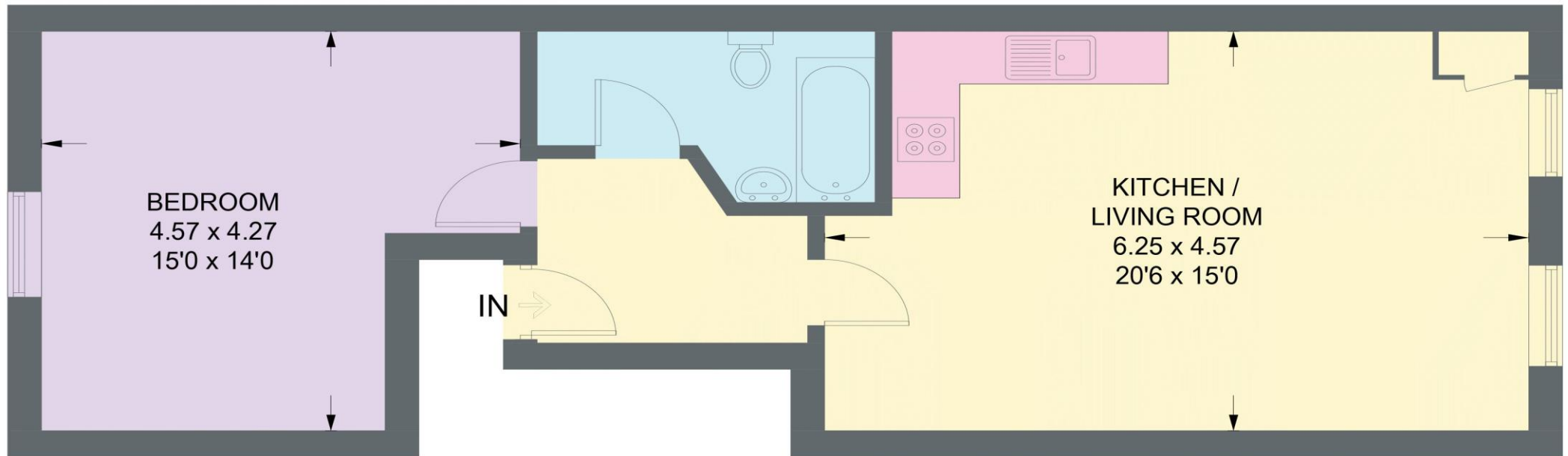


- Top Floor Apartment in S3
- 1 Spacious Bedroom
- Open Plan Living / Dining / Kitchen
- Close to Kelham & City Centre
- Combi Boiler & Double Glazing
- Close to Hospitals & Universities
- Gated Entry with Security Intercom
- Service Charge - £1486pa
- Leasehold 125 years 01/01/2007 £150 pa
- Council Tax Band B, EPC Rating TBC



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APPROXIMATE GROSS INTERNAL AREA = 54.5 SQ M / 587 SQ FT



SECOND FLOOR

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.