

69 Stothard Road, Crookes, Sheffield, S10 1RD
£195,000

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Council Tax Band: B

A deceptively spacious two double bedroom duplex apartment which is located on a quiet yet highly sought after road in the heart of Crookes! Enjoying views towards open countryside, the property enjoys modern styling throughout and highlights include an open plan living area, a dressing room off the master bedroom and even a driveway. Situated within close proximity of a wealth of shops, amenities and cafes, the property is well served by regular bus routes giving easy access to the universities, hospitals and city centre. Bolehills park is also metres away with its fantastic sunsets. With double glazing and gas central heating throughout, the property in brief comprises; entrance lobby with staircase to the first floor landing, open plan living room/kitchen area and double sized bedroom. To the second floor there is a landing area, master bedroom with a generously sized dressing room and a modern style shower room. Ideal for landlords or first time buyers the property is currently achieving £875pcm and there is an option to purchase the property with the tenant in occupation if desired. There is also an option for investors to purchase the ground floor apartment at a later date, which achieves £650pcm (please contact our office for further details regarding this). Leasehold tenure, 176 years remain on the lease however the purchaser will own 50% of the freehold for the building upon completion. Council tax band A. No chain involved - Contact Archers Estates to book your viewing today!

Entrance Lobby

Access to the property is gained through a front facing upvc entrance door which leads directly to the lobby area. With a side facing upvc double glazed window and a staircase rising to the first floor landing area.

First Floor Landing

Having a rear facing upvc double glazed window, a door leading to the open plan living room and the staircase continues to rise to the second floor.

Open Plan Living Room

A bright and spacious living room which has ample space for living and dining room furniture. With two radiators, two front facing windows and space for a dining table also. A door leads to the second bedroom and there is immediate access to the kitchen area. There is also a useful understairs storage cupboard.

Kitchen Area

Having modern style fitted wall and base units

with a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with extractor above. There are integrated appliances including an electric oven, fridge, freezer, washing machine and dishwasher. With a side facing upvc double glazed window and vinyl flooring.

Bedroom Two

A double sized bedroom which has a front facing upvc double glazed window and a radiator.

Second Floor Landing Area

A staircase ascends from the first floor and leads to the second floor landing area, where

Master Bedroom

A bright and spacious master bedroom which has a front facing upvc double glazed window and a radiator. A door leads to the dressing room.

Dressing Room

A fantastic addition to the property, the good sized dressing room has fitted wardrobes and a

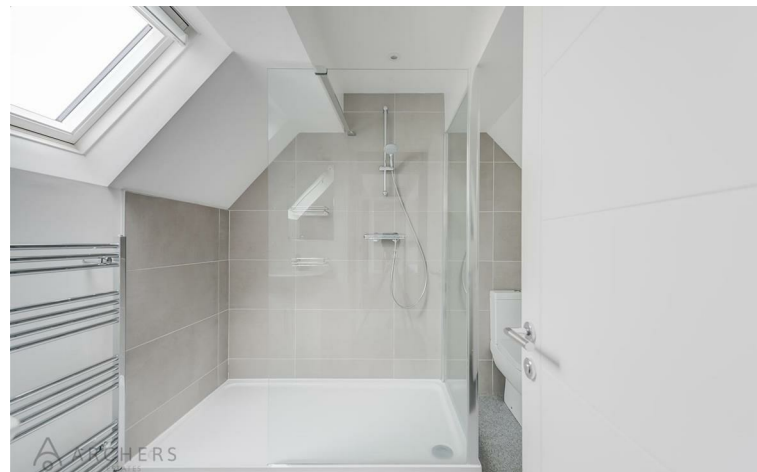
radiator. There is also a rear facing velux window.

Shower Room

Having a modern and stylish suite comprising of a double sized walk in shower enclosure, a vanity wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring and a rear facing velux window.

Outside

To the front of the property there is off road parking for one reasonable sized car and a low maintenance garden area.





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