



Metis Scotland Street, Sheffield S3 7AQ

welcome to

Metis Scotland Street, Sheffield

PUBLIC NOTICE We advise that an offer has been made for the above property in the sum of £110,000.

Any persons wishing to increase on this offer should notify William H Brown of their best offer prior to exchange of contracts. Please note, new offers can be submitted and accepted during that time.



Hallway

Offering a main entrance door, an electric storage heater, and a built-in store with plumbing for a washing machine.

Living/Kitchen

10' 10" x 20' 8" (3.30m x 6.30m)

With sliding patio doors onto a balcony, two double glazed windows and laminate flooring. A kitchen which offer a range of base/wall/draw units, a work-surface which incorporates a stainless steel sink unit with a hot/cold mixer tap, a four ring electric hob with oven beneath and overhead extractor, inset ceiling spotlights and ceiling extractor.

Bedroom One

8' 8" MAXIMUM x 17' 5" (2.64m MAXIMUM x 5.31m)

With a double-glazed window, an electric storage heater, and a door leading through to the en-suite.

En-Suite

With a low flush W/C, a pedestal wash basin, a corner shower quadrant with mains shower, a tiled floor, an inset ceiling extractor, and part-tiled walls.

Bedroom Two

12' 5" x 8' 10" (3.78m x 2.69m)

With a double-glazed window and an electric storage heater.

Main Bathroom

With a three piece white suite, comprising of a low flush w/c, pedestal wash basin, a panel bath with overhead mains shower and shower scree, tiled flooring with part tiled walls and ceiling extractor.



view this property online williamhbrown.co.uk/Property/CPK114800



welcome to

Metis Scotland Street, Sheffield

- A MODERN TWO BEDROOM APARTMENT
- MASTER BEDROOM WITH EN-SUITE
- GENEROUS OPEN PLAN LIVING / KITCHEN
- BALCONY OFFERING OUTDOOR SPACE
- EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 150.00

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114800

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CPK114800 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk