





## Flat C

1 Ainsley Road • Sheffield • S10 1EU

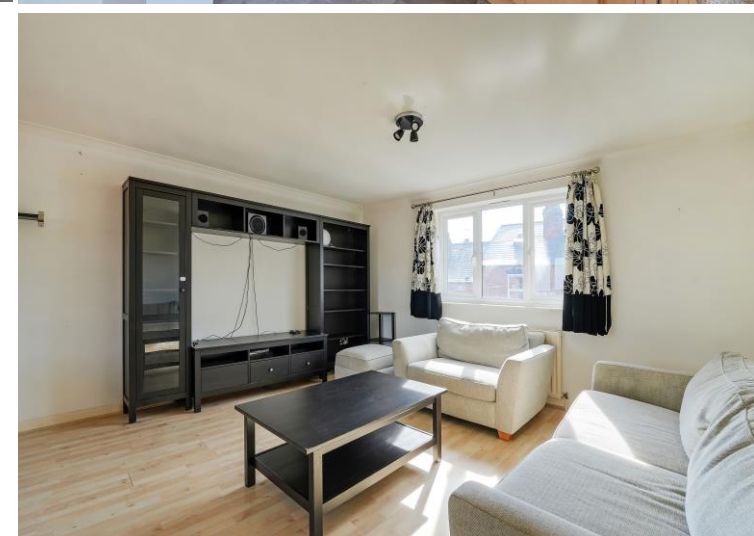
Offers in the Region Of £170,000

Attractive two-bedroom second floor apartment located in the sought-after area of Crookes (S10), ideally positioned for access to the city centre, hospitals, and universities. Offering well-presented and deceptively spacious accommodation, the property features a modern kitchen and bathroom, along with allocated parking, a car port, and useful outdoor storage. Overall, this apartment combines practical living space with stylish finishes, complemented by attractive elevated views. Situated on the first floor, the apartment is accessed via a communal entrance with stairs leading to a private inner hallway. Internally, the property enjoys a bright and airy feel throughout, enhanced by an open-plan layout and dual-aspect windows that provide far-reaching views towards the city centre, creating a flexible and spacious living and dining area, ideal for both relaxing and entertaining. The kitchen features contemporary shaker-style units with complementary worktops, an integrated oven and grill, gas hob with extractor, slimline dishwasher, and space for both a washing machine and fridge. The Ideal Logic boiler is neatly concealed within a cupboard. The principal double bedroom is front-facing and benefits from built-in sliding door wardrobes, laminate flooring, and neutral décor. The second bedroom also offers generous built-in storage and matching laminate flooring. The bathroom is fitted with a modern white suite, including a separate shower with rainfall head, partially tiled walls, and a chrome heated towel rail. Ainsley Road is ideally positioned within the ever-popular suburb of Crookes, well placed for the excellent range of amenities found in Crookes, Walkley, and Broomhill. The area offers a fantastic selection of independent cafés, shops, and eateries, along with excellent transport links providing easy access to Sheffield city centre, the universities, and major hospitals, making it a highly desirable location for both professionals and students alike. Lease 125 years started 12th May 1995 Service charge - £140 a month - Trinity Estates Council Tax Band B, EPC Rating C



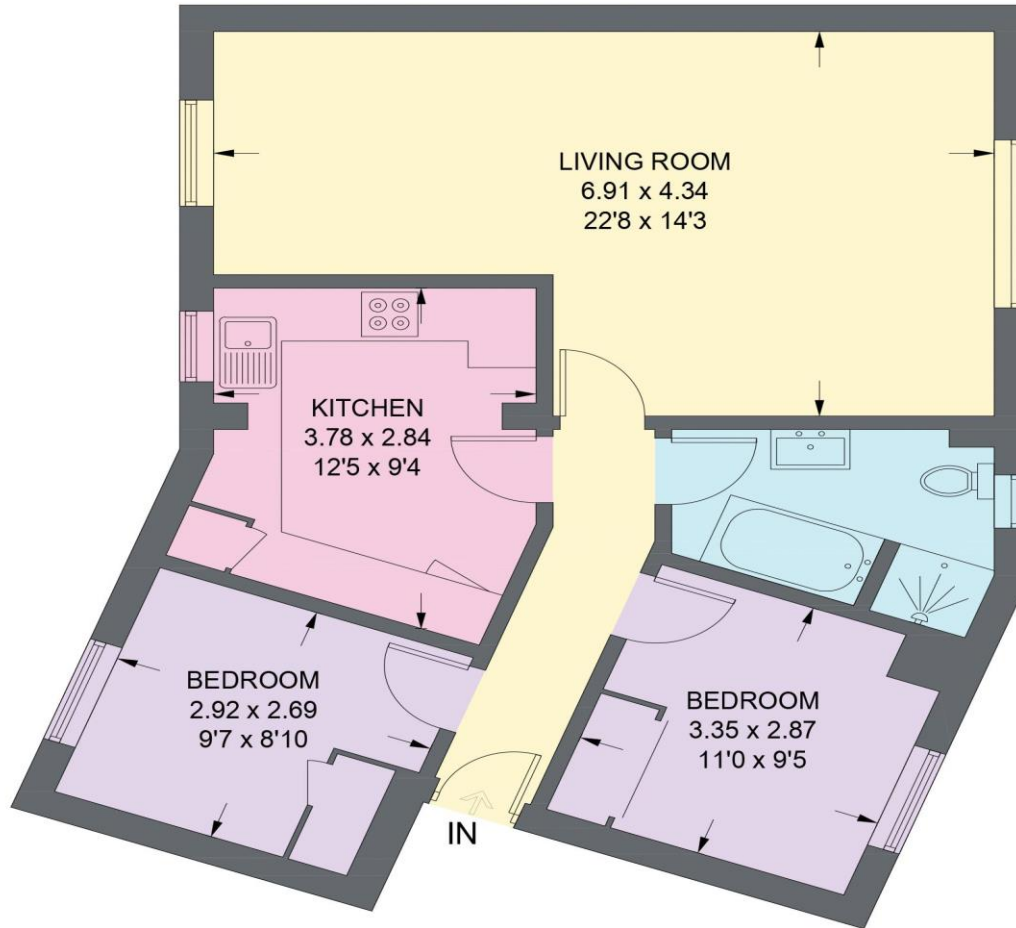
- 2 Bedroom First Floor Apartment
- Light & Airy Accommodation
- Secure Intercom Entry
- Superb Open Plan Flexible Living Space
- Modern Fitted Kitchen with Appliances

- Ideal for First Time Buyers & Investors
- Allocated Parking with Car Port
- Service charge - £140 a month - Trinity Estates
- Lease 125 years started 12th May 1995
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# FLAT C, 1 AINSLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 64.6 SQ M / 695 SQ FT  
(EXCLUDING OUTBUILDING)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1285743)

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.