





71 Hawley Street

City Centre • Sheffield • S1 2EA

Offers In The Region Of £120,000

A well-presented one-bedroom ground floor apartment situated within the popular Hawley Street development. Ideally located close to Sheffield City Centre, the property is perfectly suited to single occupants or professional tenants and benefits from its own private entrance. The accommodation opens into a welcoming hallway providing access to a recently upgraded shower room fitted with a modern suite. The hallway leads through to a bright central lounge, neutrally decorated throughout, creating a comfortable and versatile living space. The lounge also benefits from a useful storage cupboard and access to the communal hallway. The kitchen is fitted with a range of wall and base units and comes complete with a washing machine and fridge freezer, offering practical everyday convenience. Positioned to the rear of the apartment is a generously sized bedroom enjoying a quiet aspect within the development, with ample space for additional furniture. Hawley Street is conveniently positioned within easy reach of Sheffield City Centre, offering an excellent range of shops, restaurants, bars, and leisure facilities. The property is also well placed for both universities, local hospitals, and excellent transport connections including Sheffield Train Station and Supertram services, making it an ideal location for commuters and city professionals alike.

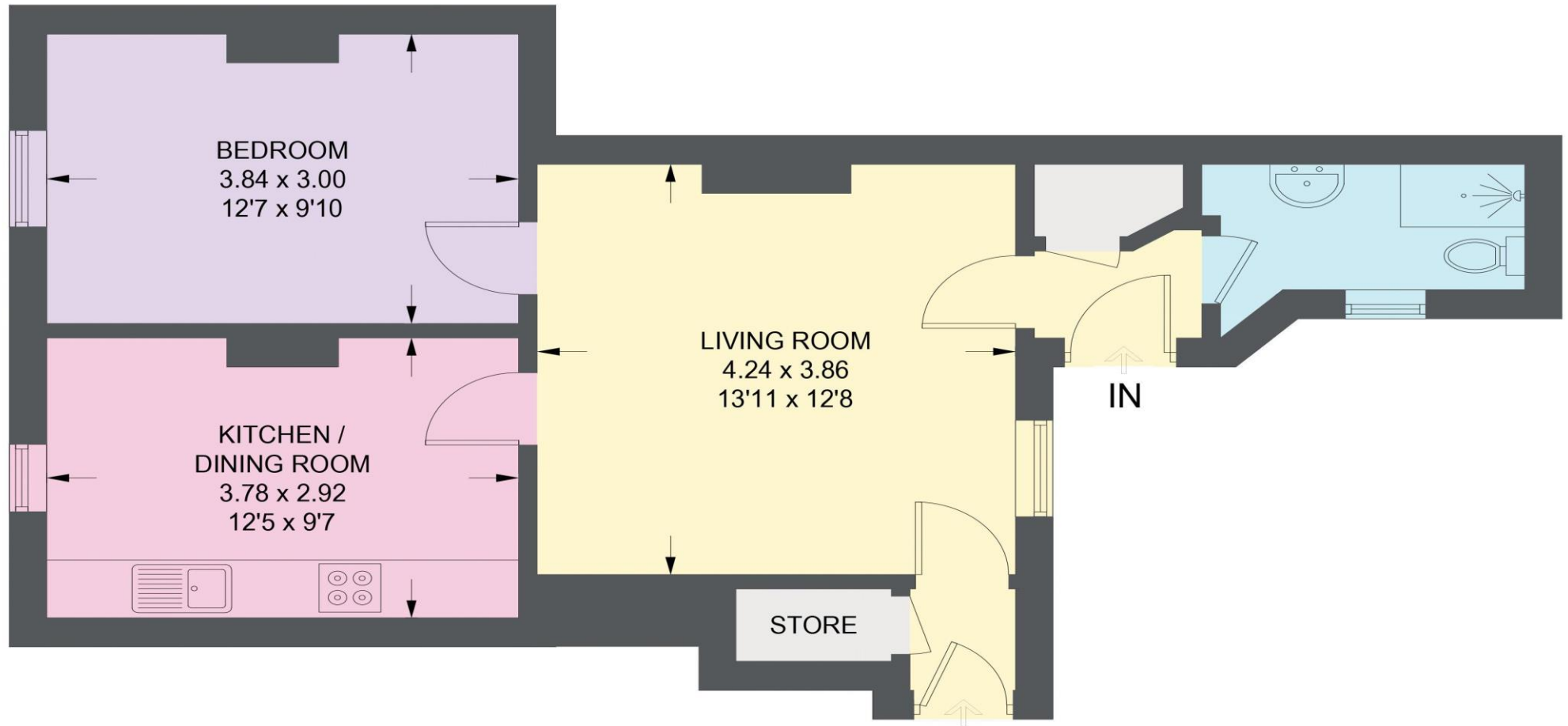


- 1 Bedroom Ground Floor Apartment
- Private Entrance
- Modern Fitted Kitchen
- Neutral Decor Throughout
- Shower Room
- Spacious Lounge
- City Centre Location
- Service Charge Approx £500 per year
- Leasehold from March 2002. 101 years remaining. £10pa
- Council Tax Band A, EPC Rating D



71 HAWLEY STREET

APPROXIMATE GROSS INTERNAL AREA = 48.8 SQ M / 525 SQ FT



GROUND 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.