



60 Moorbank Road, Sheffield, S10 5TR

Saxton Mee

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Guide Price

£250,000

GUIDE PRICE £250,000 to £270,000

A spacious and light-filled first-floor apartment offering two excellent double bedrooms, generous living space and superb far-reaching views over open countryside. Larger than average and ideal for first-time buyers, downsizers or landlords, the property benefits from sizeable rooms, an impressive living/dining area with balcony, its own private entrance and a tandem double garage to the rear.

Positioned on a quiet residential road in Sandygate, the apartment enjoys convenient access to local shops and amenities in Crosspool. Regular transport links nearby provide straightforward routes to the universities, hospitals and the Peak District, making this a well-connected yet peaceful location. The property features UPVC double glazing and gas central heating throughout, and the accommodation comprises: side entrance lobby with stairs rising to the first floor, a welcoming hallway with storage, a bright open-plan living room with balcony access, a fitted kitchen, two well-proportioned double bedrooms and a modern shower room.

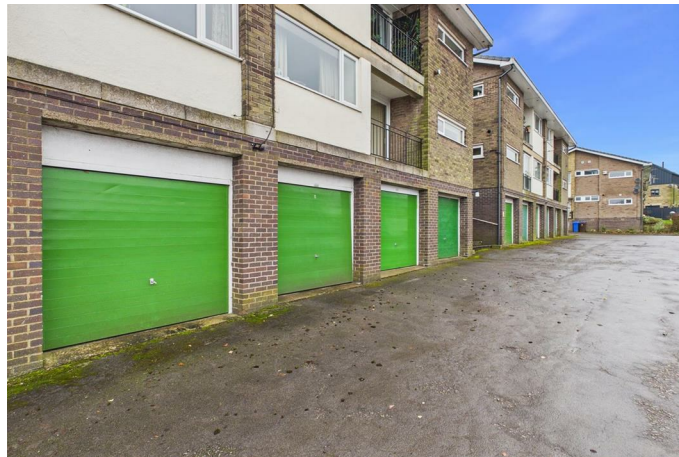
Outside, the development is surrounded by communal lawns and landscaped areas, there is also a substantial tandem double garage complete with power and lighting.

Leasehold: 200-year term from 1968. Management charge £1,200 per annum. Ground rent £150 per annum. Council Tax Band C. A viewing is highly recommended to appreciate the space, setting and views this excellent apartment offers.



- Spacious first-floor apartment with two double bedrooms and abundant natural light.
- Superb countryside views and a bright open-plan living/dining room with balcony.
- Private entrance plus a sizeable tandem double garage with power and lighting.
- Peaceful setting in Sandygate, close to amenities in Crosspool.
- Excellent transport links providing easy access to universities, hospitals and the Peak District.
- Fitted kitchen, modern shower room, UPVC double glazing and gas central heating throughout.
- Communal gardens surrounding the development, offering well-maintained outdoor space.
- Leasehold: 200-year term from 1968; £1,200pa service charge; £150pa ground rent; Council Tax Band C.







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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