







5 Pollitt Close

Darnall • Sheffield • S9 3DF

£100,000

A spacious 2 bedroom 1st floor apartment, with its own private access and benefitting from UPVC double glazing and gas central heating. Ideally located on this modern development and offered to the market with no onward chain. The property would make an ideal 1st time buy or investment property. An external entrance door opens to a reception lobby with staircase leading to the 1st floor landing with useful fitted storage cupboard. The kitchen is well fitted with a range of modern, wall and base units and a range of integrated appliances including an electric oven, hob and washing machine with space for a dishwasher and fridge/freezer. The living room is superbly proportioned, flooded with natural light and French doors opening to a Juliet balcony. Ample space for separate dining and living areas. The principal bedroom has an en-suite shower room with shower cubicle, w.c and wash hand basin together with tiling to the wet areas. There is a good sized second bedroom and a bathroom with suite in white comprising bath, w.c and wash hand basin with modern tiling. Outside the property is set on a modern development and has the benefit of an allocated parking space. The property is well located close to a comprehensive range of shopping and public transport facilities.



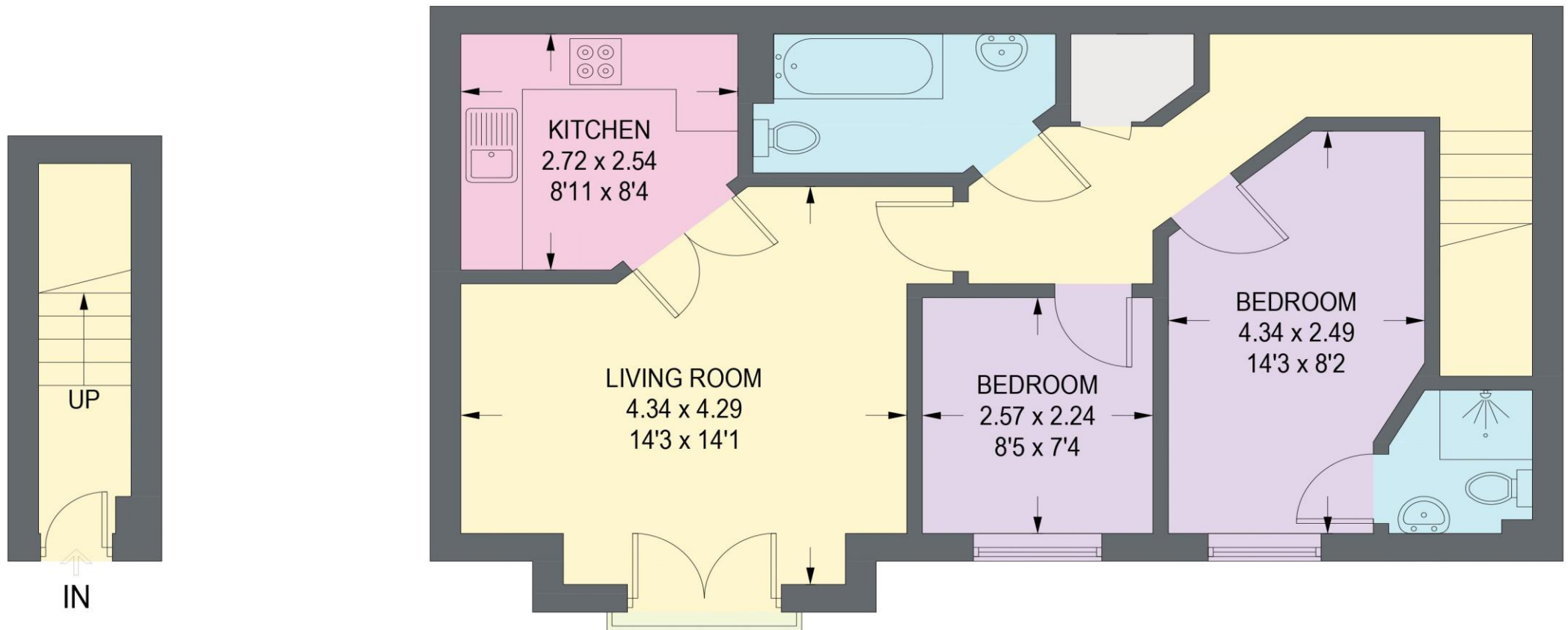


- Spacious Two Bedroom Apartment
- Popular Modern Development
- Allocated Parking
- No Onward Chain
- UPVC Double Glazing
- Gas Central Heating
- Convenient Location
- Freehold
- Council Tax - A
- EPC -



5 POLLITT CLOSE

APPROXIMATE GROSS INTERNAL AREA = 61.9 SQ M / 666 SQ FT



GROUND FLOOR
3.7 SQ M / 40 SQ FT

FIRST FLOOR
58.2 SQ M / 626 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)

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.



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