



# 3 Laycock House, Cross Burgess Street

Sheffield, S1 2HG

## Description

Forming part of this regenerated row of elegant Victorian townhouses and being situated in the very heart of the smartly redeveloped city centre, 3 Laycock House is very much a one off and its prime location in town, combined with the stylish finish, generous proportions and use of the pretty communal gardens will be sure to impress. The situation, on the edge of the Peace Gardens and, literally just around the corner, from the award winning Cambridge Collective is definitely part of the appeal however the deciding factor must be the 1452 square feet of accommodation which, in an area that is only going from strength to strength, is surely going to represent a great investment for the future owner. Having stand out features that include a large principal suite with dressing room and ensuite, a large, open plan dining kitchen and plenty of room providing the



- Excellent levels of insulation, high performance double glazing and modern heating all combine to produce a very good EPC rating of C80 and reduce costly utility bills.
- Three luxurious bathrooms (two ensuite) all featuring elegant tiling framing the modern suites.
- Remaining part of a ten year guarantee (running from 2022).
- No onward chain.
- Large, open plan living kitchen with quality Neff appliances and luxury vinyl flooring in a contemporary, Herringbone design.
- Reception hall.
- A very affordable Council Tax Band A.
- Sitting room with wiring for a wall mounted TV and having French windows.
- Secure, gated communal gardens which provide the perfect backdrop to this smashing home.
- 250 year lease from 2021 with an annual service charge of £3234.



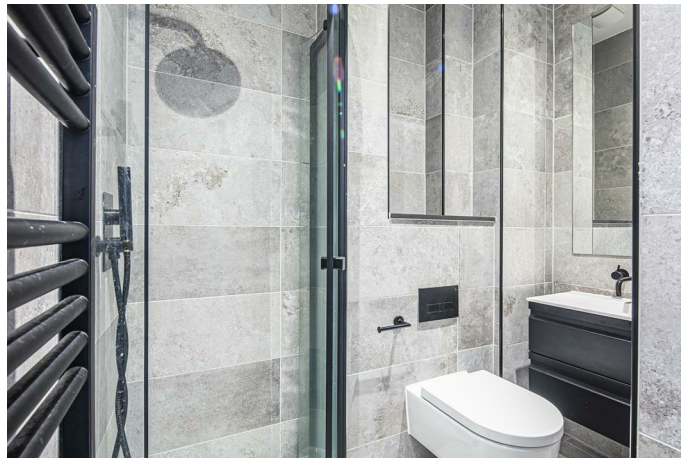
flexibility for home offices if required. Available at an attractive price, no onward chain, with the remainder of a ten year guarantee (from 2022) and modern fixtures and fittings in all the right places this is very much a safe move property that is ready for the next owners to move into with zero works required. A property that will appeal to a broad range of buyer and one that is not going to hang around.

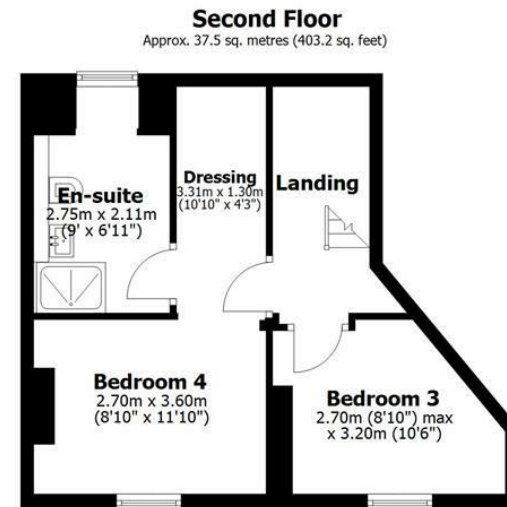
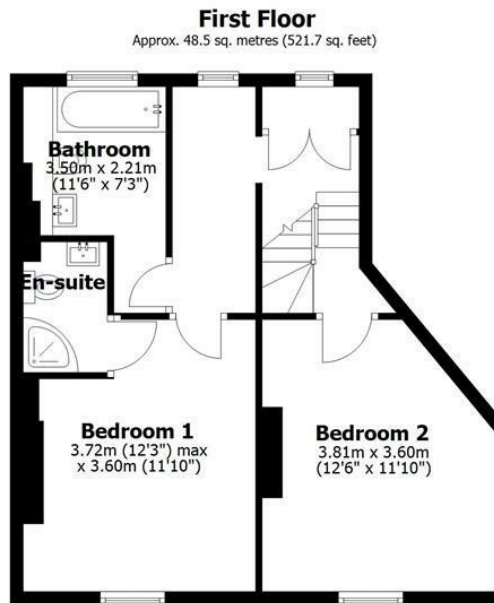
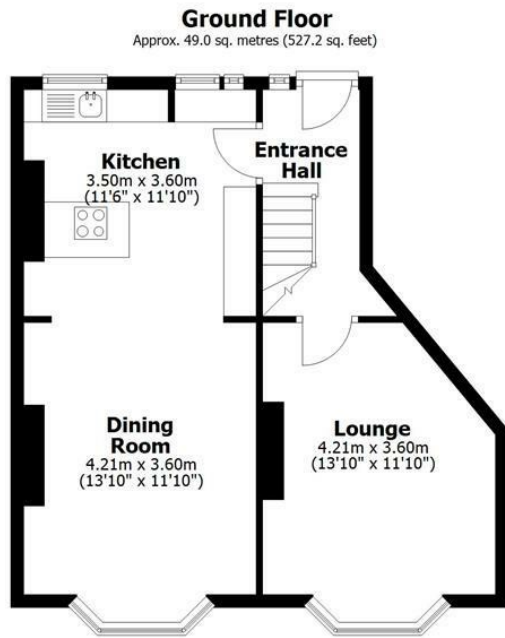
#### Important Information

**Anti-Money Laundering (AML) Checks -**  
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







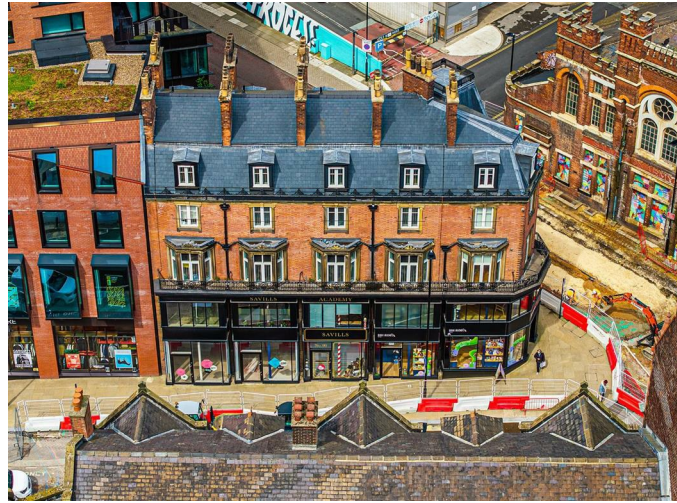


Total area: approx. 134.9 sq. metres (1452.1 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**3 Laycock House, Sheffield**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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