



93 Forge Lane, Oughtibridge, Sheffield, South Yorkshire, S35 0GG

£650 PCM

- GRADE 2 LISTED BUILDING
- KITCHEN AREA WITH INTEGRATED APPLIANCES
- WELL MAINTAINED COMMUNAL AREAS
- COUNCIL TAX BAND A - £1,589.38
- ONE BEDROOM FIRST FLOOR APARTMENT
- GOOD SIZED DOUBLE BEDROOM
- RENT - £650
- ATTRACTIVE OPEN PLAN LIVING AREA
- ALLOCATED PARKING
- BOND - £750

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Formally the Old Forge, this Grade II listed building has been thoughtfully converted into six apartments. This beautifully presented one-bedroom first-floor apartment is finished to a high standard throughout.

The apartment briefly comprises: an entrance hallway leading to an open-plan lounge, kitchen, and dining area, complete with integrated oven, hob, and washing machine; a well-proportioned double bedroom; and a spacious shower room.

Externally, the property includes allocated parking to the front and enjoys attractive surrounding countryside views, while still benefiting from excellent local amenities nearby.



Council Tax Band: A



COMMUNAL ENTRANCE

Beautiful arched doors provide entrance into this lovely building. Two flights of stairs lead up to the apartment entrance door;

ENTRANCE HALLWAY

This excellent space has; Pitched roof providing good ceiling height; Electric wall heater; Ceiling light; Wall mounted telephone intercom system; Laminate flooring; Solid doors to the lounge diner & kitchen area, bedroom, shower room and storage cupboard;

LOUNGE KITCHEN DINER

15'8" x 15'6"

(Measurements taken to the widest points of this 'L' shaped room)

Having; Laminate flooring; Original arched window offering countryside views; Two Velux windows set into the pitched roof; Ceiling light; Recessed ceiling spotlights;

Electric wall heaters ;

the kitchen area is fitted with a good range of white wall, drawer and base units; Oak work surfaces; White tiled splash backs; Feature 1 1/2 sink and drainer with modern hose mixer tap; Integrated electric oven, four ring induction hob and extractor fan; Washing machine to be included in the let; Space for upright fridge freezer;

BEDROOM ONE

15'9" x 9'11"

Good sized double bedroom having laminate flooring; Two Velux windows set into the pitched roof; Electric wall heater; Ceiling light;

SHOWER ROOM

11'0" x 6'1"

(Measurements taken to the widest points of this 'L' shaped room)

With; Grey tiles partly to the walls and full floor; Double width shower cubicle with wall mounted mains shower and side screen door; Floating vanity unit with wash

basin and storage; Low level wc with push button flush; Extractor fan; Wall mounted mirrored cabinet; Heated towel rail; Recessed ceiling spotlights; Solid door to storage area;

OUTSIDE

Allocated parking and attractive maintained gardens;





Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 