



City Road, Sheffield

welcome to

City Road, Sheffield

Three bedroom mid-terraced property ideally located for Sheffield City Centre and providing great access to public transport links. The property comprises: lounge and dining kitchen. Two bedrooms and shower room. Further attic bedroom and rear gardens, call today to arrange your viewing slot.



Kitchen

Accessed via a rear facing sealed unit door. Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with splashback, an electric oven and space for a fridge-freezer. There is coving to the ceiling, dado rail, a central heating radiator, space for a dining table and chairs, a door to the inner lobby and a rear facing double glazed window.

Inner Lobby

With access to the cellar and lounge.

Lounge

With a front facing double glazed window, coving to the ceiling, dado rail, a central heating radiator and a feature fireplace.

Cellar

Ideal for storage space.

First Floor Landing

With stairs that rise to the second floor.

Bedroom One

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Shower Room

Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with shower. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Second Floor

Bedroom Two

With a front facing skylight window, a central heating radiator and built-in storage.

Outside

To the front of the property there is an enclosed forecourt with a shared passage to the rear entrance. To the rear of the property there is an enclosed lawned garden with a variety of shrubs, plants and flowers and an outhouse ideal for garden storage.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

City Road, Sheffield

- Three bedroom mid-terraced
- Close to Sheffield City Centre
- Rear garden
- Dining kitchen
- May suit investors

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115443 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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