

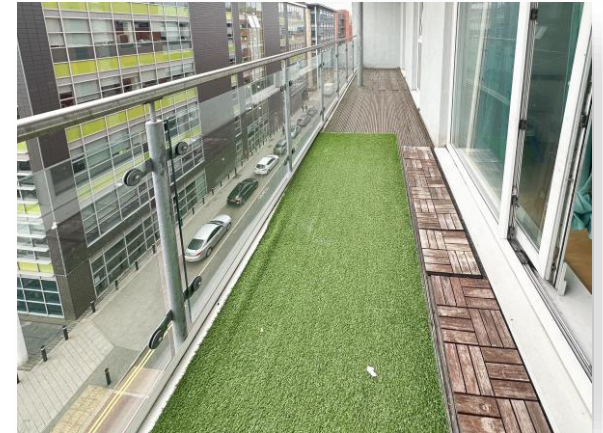


Coode Millsands, Sheffield S3 8NR

welcome to

Coode Millsands, Sheffield

A modern two-bedroom apartment, with the master bedroom benefitting from an en-suite. This property offers excellent living accommodation throughout and is conveniently located within the S3 postcode, providing easy access to Sheffield's universities, transport links, and a wide range of amenities.



Main Hall

With an entrance door, double built-in storage cupboard, electric heater, laminate flooring, and doors leading to the kitchen.

Kitchen

11' 10" x 23' 4" (3.61m x 7.11m)

Featuring double-glazed sliding patio doors opening onto a decked balcony, laminate flooring, two electric storage heaters, and a kitchen equipped with a matching range of shaker-style base and wall units, roll-top work surfaces incorporating an electric hob with oven beneath and overhead extractor fan, stainless steel half sink unit, and under-counter plumbing for a dishwasher.

Bedroom One

16' 10" x 9' 7" (5.13m x 2.92m)

With a double-glazed window, electric storage heater, and a door leading to the en-suite bathroom.

En-Suite

Fitted with a white low-flush WC, handwash basin, corner shower cubicle with mains shower, tiled flooring, part-tiled walls, ceiling-mounted extractor fan, and shaver socket.

Bedroom Two

11' 4" x 8' (3.45m x 2.44m)

With a double-glazed window and electric storage heater.

Main Bathroom

Fitted with a white three-piece suite comprising a low-flush WC, pedestal wash basin, and panelled bath with shower attachment to taps, shower curtain and screen, tiled flooring, heated towel rail, extractor fan, and tiled splashbacks



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welcome to

Coode Millsands, Sheffield

- A MODERN TWO-BEDROOM APARTMENT
- MASTER BEDROOM BENEFITS FROM EN-SUITE
- ADDITIONAL MAIN BATHROOM
- OPEN-PLAN LIVING KITCHEN
- BALCONY PROVIDING OUTDOOR SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

£125,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
SBC107857 - 0003

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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