

Flat 6, 16 Moorbank Road, Sandygate, Sheffield, S10 5TR  
Offers Over £175,000

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# Flat 6, 16 Moorbank Road, Sandygate, Sheffield, S10 5TR

Offers Over £175,000

Council Tax Band:

A bright and spacious two double bedroom second floor apartment which enjoys stunning views from the living room and includes a large garage to the rear! Located on this quiet road in the heart of Sandygate, the property is ideal for first time buyers or landlords and requires a scheme of modernisation - enabling the discerning purchaser the chance to put their own stamp on it! Situated close to open countryside including walks directly into the Peak District, the property is also close to a wealth of shops, cafes and amenities in Crosspool including bus routes giving easy access to the universities, hospitals and city centre. With double glazing and electric underfloor heating throughout, the property in brief comprises; secure communal entrance lobby with steps rising to the second floor, entrance hallway with storage, large living room, kitchen, two double bedrooms and a shower room. Outside, the property is set within communal grounds and there is a garage beneath the building. Available to the market with NO CHAIN INVOLVED, contact Archers Estate to book your viewing today! Leasehold tenure, council tax band X.

## Communal Entrance Lobby

A secure communal door leads to the communal entrance hallway, which has a staircase rising to the upper floors

## Entrance Hallway

A wooden entrance door leads to the entrance hallway which has a useful storage cupboard and a cupboard housing the water cylinder.

## Living Room

A bright and spacious living room which has a large rear facing upvc double glazed window enjoying far reaching views towards open countryside. With underfloor heating, a feature fireplace and ample space for living and dining furniture.

## Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and an electric with extractor above. There is a useful breakfast bar area, an integrated electric oven and space for

appliances including a fridge freezer and washing machine, tiled flooring and a side facing upvc double glazed window.

## Master Bedroom

A spacious double sized bedroom which has a front facing upvc double glazed window and fitted wardrobes.

## Bedroom Two

The second bedroom is another double sized room which has a side facing upvc double glazed window and fitted wardrobes.

## Shower Room

Having a modern styled suite comprising of a shower enclosure and a vanity wash basin. With tiled flooring and an extractor fan.

## Separate WC

Having a low flush wc and tiled flooring.

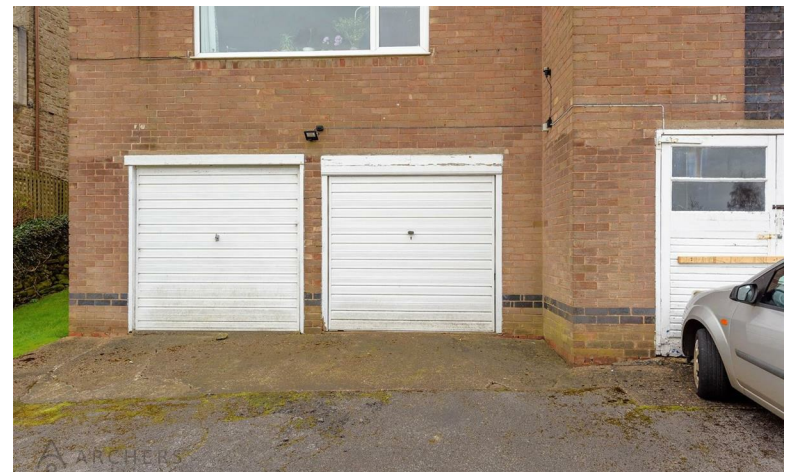
## Garage

Having an up and over door, ample storage options and space for a car if required.

## Outside

The development is set within well presented communal grounds, with a path and steps leading to the communal entrance door, lawned areas, borders and access to the garages from the rear.







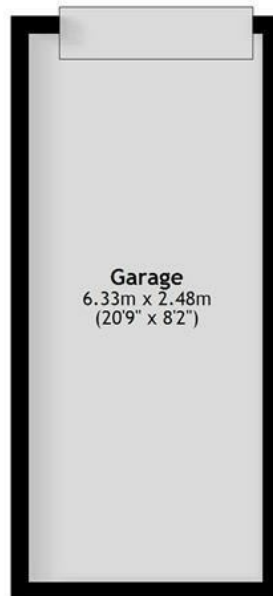
## Floor Plan

Approx. 60.3 sq. metres (648.9 sq. feet)



## Outbuilding

Approx. 15.7 sq. metres (169.0 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         | 49                      |
| (21-38) <b>F</b>                            | 24      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |