







4 James Andrew Close

Greenhill • Sheffield • S8 7QY

£160,000

Asking Price £160,000 A lovely, spacious, bright and airy, second floor, two double bedroom apartment located in a quiet residential area of Greenhill. Features a dual aspect open plan living/dining room, modern kitchen and bathroom, two double bedrooms and separate utility. Offering use of well-maintained communal gardens and resident parking. Benefits from gas central heating and double glazing. Secure intercom entry system with communal stairs lead to a private entrance on the second floor. The front entrance door opens into a welcoming hallway. There are two double bedrooms off to the left of the hallway, both well presented in neutral colours. The bathroom has a modern white suite, bath with shower over, WC & sink. A cupboard houses the wall mounted Worcester combination boiler. The kitchen features a modern range of white gloss wall and base units with wood effect work surfaces, space for a gas cooker and space for a washing machine. The spacious, dual aspect, living/dining room is open plan, with windows to either side, filling the room with natural light and styled in neutral tones. A useful separate utility room by the front door offers very useful storage space or alternatively could be adapted to be used as home office/work space. Outside there are communal grounds and a residents parking area. James Andrew Close is ideally placed for access to a range of local amenities including local schools, shops, coffee shops and pubs and is convenient for access to the motorway network. Duration of lease - 125 years started in 1989 Annual ground rent - £10 Service Charge £527.09 - Sheffield City Council





- Two Double Bedroom Apartment
- Separate Utility Room
- Residents Parking
- UPVC Double Glazing
- Gas Central Heating

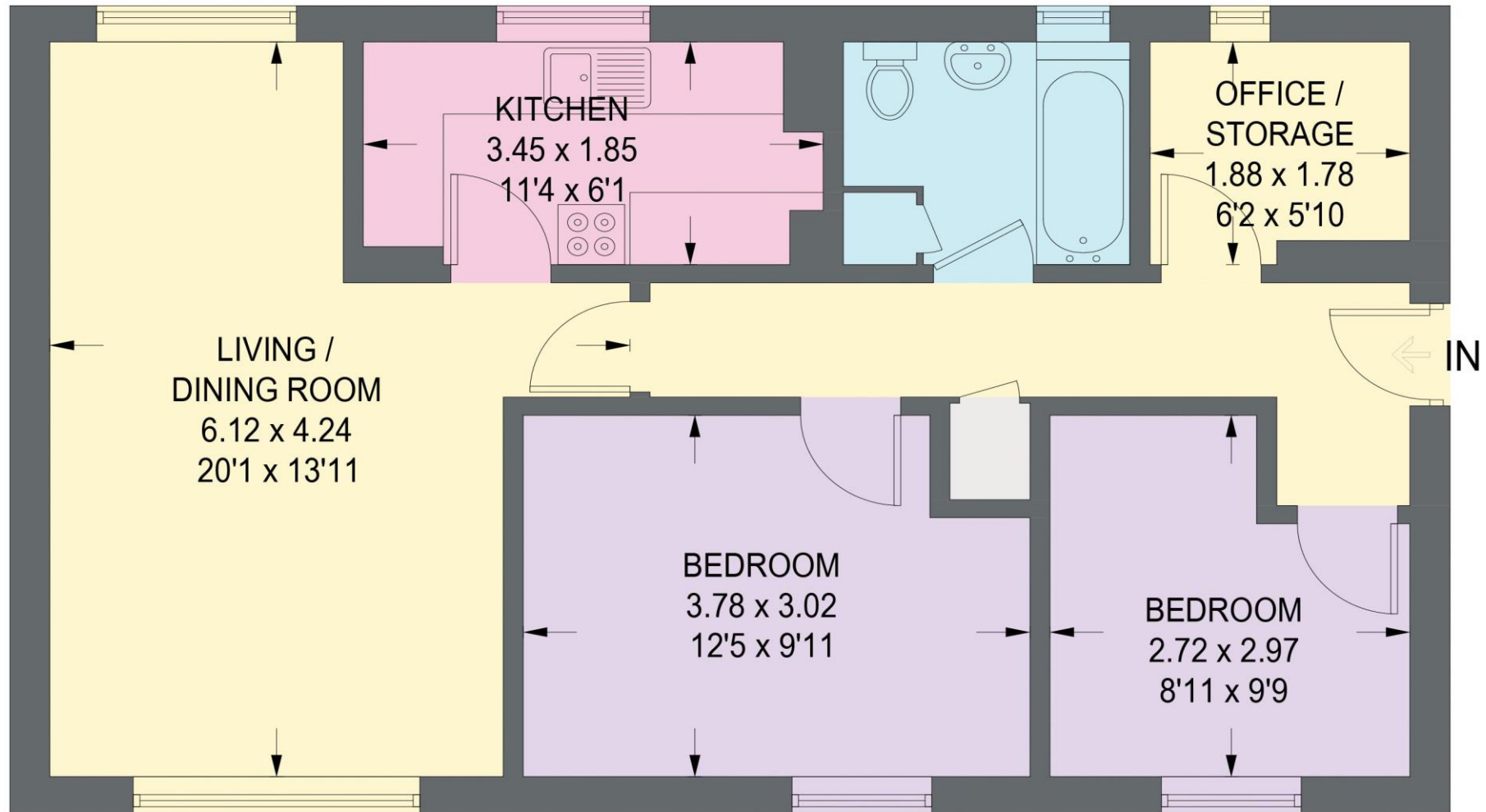
- Communal Grounds
- Tastefully Presented
- Leasehold
- Council Tax Band - A
- EPC - C





4 JAMES ANDREW CLOSE

APPROXIMATE GROSS INTERNAL AREA = 62.3 SQ M / 670 SQ FT



SECOND FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1319351)



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