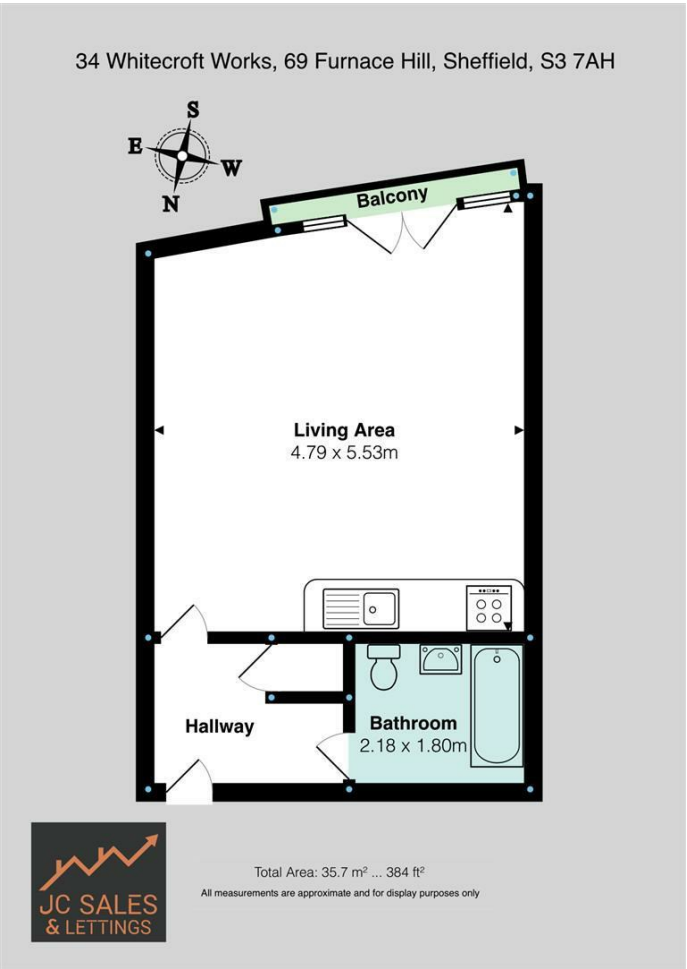


Viewings
Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Vendors Comments
Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	74
England & Wales		EU Directive 2002/91/EC



- Apartment 34, White Croft Works 69 Furnace Hill, Sheffield, S3 7AH**
Asking price £80,000
- Third-floor studio apartment
 - Well-presented throughout
 - Well maintained by the current tenant
 - Contemporary fitted kitchen
 - Fantastic transport links and central location
 - Central city centre location
 - Open-plan living space / bedroom
 - Third floor apartment
 - Currently tenanted investment
 - Communal lift access

White Croft Works 69 Furnace Hill, Sheffield S3 7AH

A WELL-PRESENTED third-floor studio apartment situated in a HIGHLY CONVENIENT CENTRAL LOCATION, within easy walking distance of the city centre and a wide range of local amenities, shops, cafés, and transport links. This ATTRACTIVE AND WELL-MAINTAINED PROPERTY is currently let and has been carefully looked after by the existing tenant, who is paying £700 per calendar month, making it an IDEAL INVESTMENT OPPORTUNITY. The accommodation comprises a BRIGHT AND SPACIOUS open-plan living area / bedroom, thoughtfully designed to maximise space and natural light. The contemporary fitted kitchen includes a selection of integrated appliances and ample storage, providing a practical yet stylish environment for everyday living. The modern bathroom is finished to a good standard and features a shower over the bath, complemented by contemporary fittings. The apartment is conveniently accessed via a COMMUNAL LIFT, adding ease and accessibility, and further benefits from PATIO DOORS that enhance the sense of space while offering PLEASANT VIEWS ACROSS THE CITY. Overall, the property presents a comfortable and low-maintenance living option in a sought-after location. EPC Grade: C



Council Tax Band: A

