

Saxton Mee

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178 Infirmary Road Sheffield S6 3DH  
Guide Price £110,000



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Sheffield S6 3DH

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GUIDE PRICE £110,000-£120,000 \*\* ALLOCATED PARKING SPACE \*\* LIFT \*\* THIRD FLOOR \*\* Benefiting from an allocated parking space is this two double bedroom penthouse apartment which also benefits from a communal balcony, gas central heating and uPVC double glazing. There is communal access, with stairs and lift access to all levels and this apartment can be found on the third floor. The property has excellent connectivity to the city centre, walking distance to Kelham Island, located seconds away from a Supertram stop and boasts good local shopping amenities.

Decorated in neutral tones, the living accommodation briefly comprises: enter through a private door into the entrance hall with good sized storage cupboards and an intercom telephone system. Access into the open plan lounge and kitchen, the two bedrooms and the bathroom. The lounge has a uPVC door opening to a Juliet balcony. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven with a four ring hob with extractor above along with space for a fridge freezer. The principal bedroom is an excellent size. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM PENHOUSE APARTMENT
- ALLOCATED PARKING SPACE
- OPEN PLAN KITCHEN & LOUNGE WITH JULIET BALCONY
- STORAGE CUPBOARDS
- LIFT ACCESS TO ALL LEVELS
- THREE PIECE SUITE BATHROOM
- EXCELLENT LOCATION WITH EASY ACCESS TO SHEFFIELD CITY CENTRE
- COMMUNAL GROUNDS & BALCONY
- EXCELLENT TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- KELHAM ISLAND A SHORT STROLL AWAY





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**OUTSIDE**

Allocated parking space. Communal grounds and balcony.

**LOCATION**

An extremely convenient position for easy access into Sheffield City Centre either by foot or by the excellent transport links found nearby, which includes regular bus routes and a Supertram stop located on Infirmary Road. It is also well situated for access to the M1/M18 Motorway network, while Kelham Island with its superb array of pubs and restaurants is a short stroll away. Along with some independent mini-markets there is a Tesco superstore within close proximity.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 200 years running from the 1st January 2013.  
The property is currently Council Tax Band B.

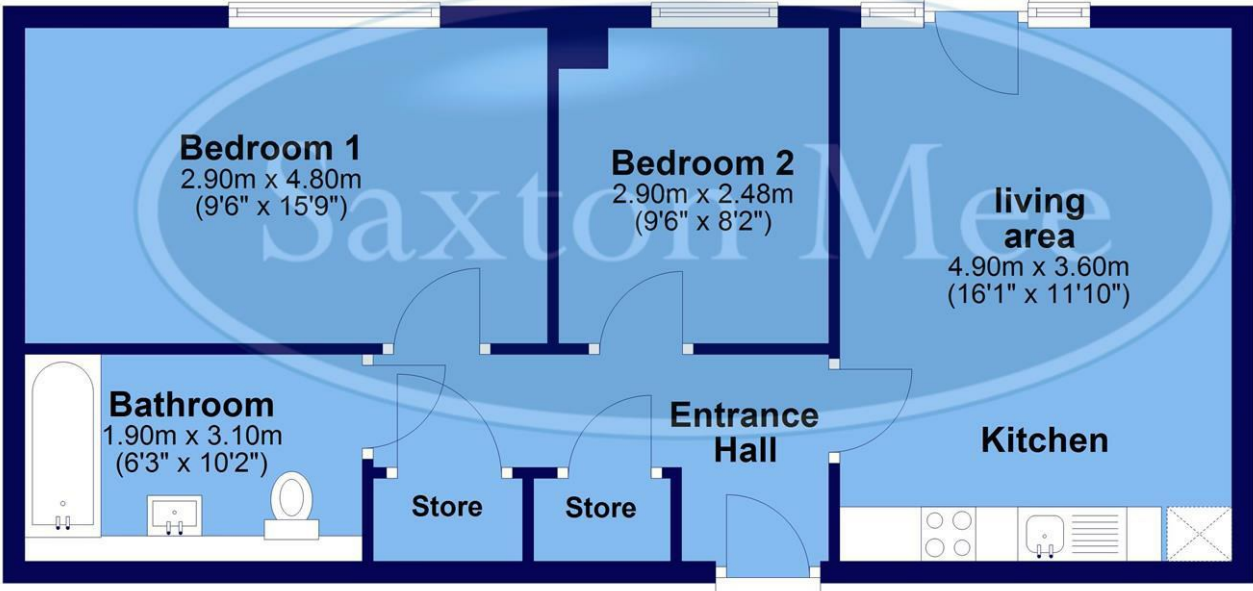
**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Approx. 54.3 sq. metres (584.5 sq. feet)



Total area: approx. 54.3 sq. metres (584.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		