

# Saxton Mee



**Orchard Lane City Centre Sheffield S1 2FG**  
**Offers Around £160,000**

## Orchard Lane

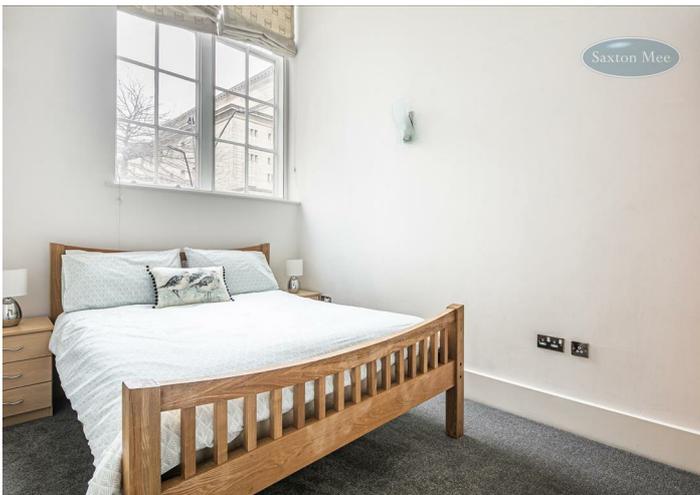
Sheffield S1 2FG

Offers Around £160,000

**\*\* IDEAL INVESTMENT OPPORTUNITY \*\*** For sale with NO ONWARD CHAIN is this immaculately presented, one/two bedroom, two bathroom ground floor apartment in the stunning Grade II listed York House in the heart of Sheffield's bustling city centre. The property benefits from beautiful single glazed period windows with secondary glazing and electric wall mounted heaters throughout. Briefly, the accommodation comprises: Communal entrance hall leading to the inner entrance with secure intercom entry system. Bedroom one is a good sized double and is located next to the stylish master bathroom with bath and shower over, wash hand basin, heated mirror, W.C and heated towel rail. At the end of the hall a door opens into the bright, airy and spacious open plan living/dining space flooded with natural light from the large period windows and a full height ceiling above the mezzanine level. The off shot kitchen enjoys a range of modern contemporary units at wall, drawer and base level with integrated appliances including a fridge, freezer, washing machine and dishwasher. Cooker and electric five ring hob with extractor above. A staircase rises to the mezzanine occasional bedroom two with en-suite shower room having a shower enclosure, wash hand basin, W.C, heated towel rail and heated mirror.

- STUNNING GRADE II LISTED BUILDING
- ONE/TWO BEDROOMS
- TWO BATHROOMS
- MODERN DECOR THROUGHOUT
- GROUND FLOOR
- DUPLEX APARTMENT
- CHAIN FREE
- SECURE ENTRY SYSTEM





## OUTSIDE

There is a communal courtyard area with ample space for residents to sit out and enjoy with paved and decked areas, as well as planters surrounding the space.

## LOCATION

Situated in the heart of the bustling 'Steel City' York House is well placed for a wealth of amenities and excellent transport links across the city. A vast variety of stylish bars and restaurants can be found within Leopold Square and surrounding streets.

## MATERIAL INFORMATION

Tenure: Leasehold.

Lease Length: 150 years from 2005.

Service Charge: £2072 P.A.

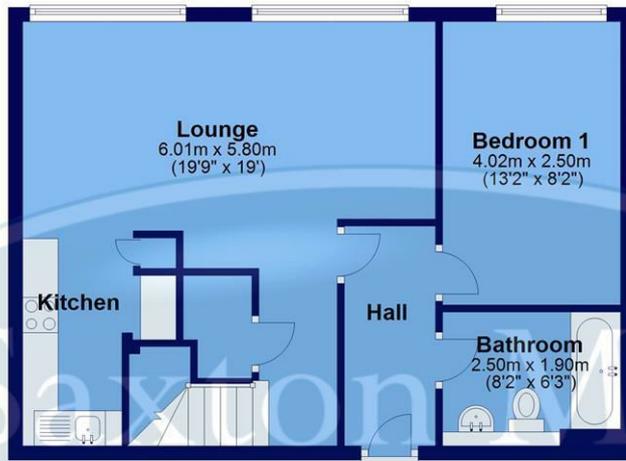
Ground Rent: £200 P.A.

Council Tax Band: C.

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.

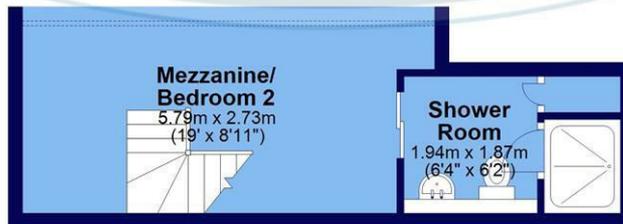
## First Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



## Top Floor

Approx. 20.8 sq. metres (224.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.1 sq. feet)

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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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>		71	83
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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		