



Guildford Rise, Norfolk Park Sheffield S2 2PQ

welcome to

Guildford Rise, Norfolk Park Sheffield

Guide Price - £90,000 - £100,000 Discover this well-presented two bedroom flat located in S2 area. Situated on the first floor, this property offers comfortable living with a contemporary design.



Secured Communal Entrance

Having a secured communal entrance and a door leads to the flat.

Hallway

Having an entrance door and radiator.

Lounge/Dining Room

11' 6" x 19' 9" max overall measurement (3.51m x 6.02m max overall measurement)

Having front and rear facing double glazed windows and two radiators.

Kitchen

10' 8" x 5' 8" (3.25m x 1.73m)

Having a range of wall and base units, inset sink and rolled edge work surfaces and tiled splash backs.

Gas hob and electric oven with extractor above.

Space and plumbing for washing machine and dryer.

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, vanity sink unit and wc. Heated towel rail and front facing double glazed window.

Bedroom One

13' 9" x 9' 2" (4.19m x 2.79m)

Rear facing double glazed window, radiator and laminate flooring.

Bedroom Two

7' 7" x 9' 7" (2.31m x 2.92m)

Rear facing double glazed window, radiator and laminate flooring.

Box Room

5' 7" x 6' 1" (1.70m x 1.85m)

Rear facing double glazed window, radiator and laminate flooring.

Outside

There are communal gardens.



view this property online williamhbrown.co.uk/Property/CPK113966



welcome to

Guildford Rise, Norfolk Park Sheffield

- Guide Price - £90,000 - £100,000
- First Floor Flat
- Modern bathroom
- Close to local amenities
- Close to the supertram links

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 250.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000 - £100,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK113966](https://www.williamhbrown.co.uk/Property/CPK113966)



Property Ref:
CPK113966 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)