



Cross Burgess Street Sheffield S1 2HG
Offers Around £360,000

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****CHAIN FREE**NEARLY 1500 SQ.FT.**EXTREMELY CONVENIENT LOCATION****

Located in the heart of Sheffield City centre is this fantastic four bedroom split level apartment/townhouse which was newly built in 2022 and benefits from the remainder of a 10 year new homes warranty. Well presented throughout, this unique and characterful property has been finished to a high, contemporary standard enjoying high ceilings, a superb open plan kitchen diner, three bath/shower rooms, and all located in an extremely convenient position. Entering the property via a secure gate and an open stairwell, the accommodation on the ground floor briefly comprises, a bay windowed lounge which has LVT herringbone flooring, and the open plan kitchen diner which also features a bay window, and a well thought out fitted kitchen that has a breakfast bar and a full range of NEFF integrated appliances including a dishwasher, double oven, dishwasher, fridge/freezer, and a washing/dryer. The first floor has a double bedroom that has a well appointed ensuite shower room, a second double bedroom, and a bathroom that has white suite with a shower over the bath. Stairs lead to the second floor where you will find two further double bedrooms, with one featuring a walk-in dressing area, and a spacious ensuite.

- CHAIN FREE
- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- SPACIOUS KITCHEN DINER
- BUILT IN 2022 TO A HIGH SPECIFICATION
- HEART OF THE CITY CENTRE
- REMAINDER OF A 10 YEAR WARRANTY
- BEAUTIFULLY PRESENTED
- CLOSE TO EXCELLENT AMENITIES
- SECURE GATED DEVELOPMENT





OUTSIDE

There are communal gardens accessed via a secure gate for all residents to enjoy.

LOCATION

Situated in the heart of the city centre which is currently experiencing a full regeneration making this an exciting place to live. There is an abundance of superb amenities on your doorstep ranging from small independent coffee shops, to renowned local restaurants and nationwide high street shops. The train station is within walking distance, and the glorious outdoor scenery of the Peak District is a short journey away by car or public transport.

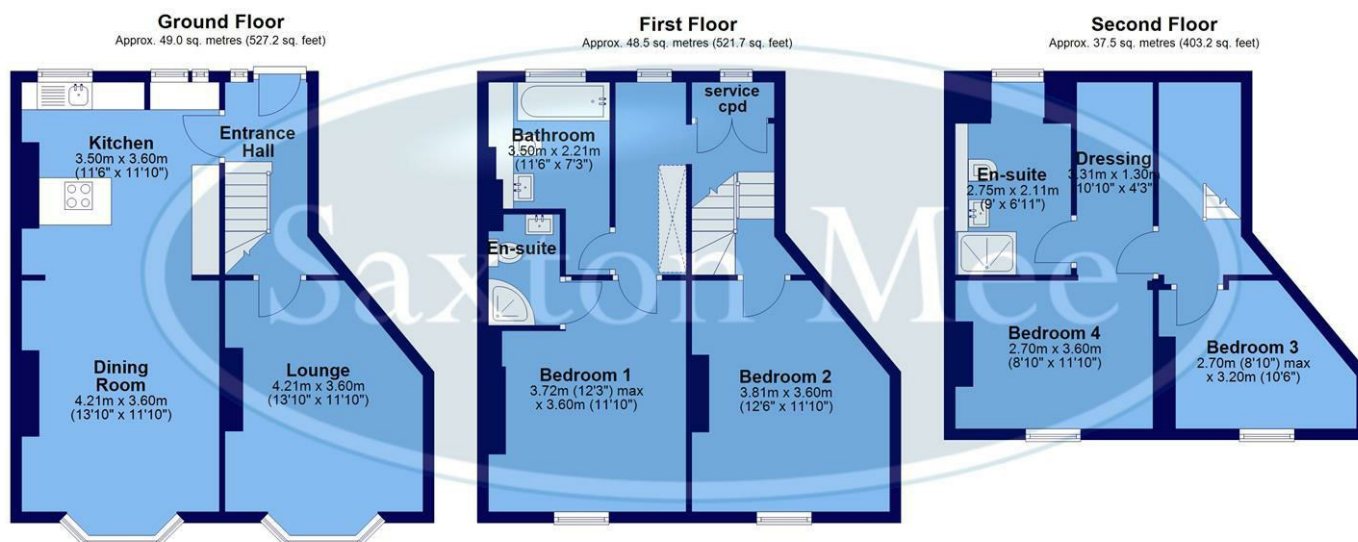
MATERIAL INFORMATION

Tenure is leasehold with 250 years from 2022. The Council Tax is Band A.

VALUER

Chris Spooner

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.



Total area: approx. 134.9 sq. metres (1452.1 sq. feet)

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

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