



Marketing Preview



Flat 6, 2 Wadsworth Road, Sheffield, S12 2DL

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £130,000 - £140,000 ****A fantastic opportunity to purchase this well-presented two double bedroom top floor flat, ideally situated in a great location. The property offers a generously sized lounge, is ready to move straight into, and benefits from off-road parking. Conveniently located close to a range of local amenities, with excellent road links to the M1 motorway and Sheffield city centre, this property is perfect for first-time buyers.

SUMMARY

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Entrance into the hallway, which has doors leading to the two bedrooms, lounge, bathroom, and a useful storage cupboard. The lounge is generously sized and bright, with a window and a door leading into the kitchen. The kitchen is fitted with a range of wall and base units, an oven, hob, and extractor fan, along with space for a full-height fridge/freezer and a washing machine/tumble dryer. Bedroom one is a generously sized double bedroom with a window. Bedroom two is a small double/generously sized single bedroom. The bathroom is fitted with a wash basin, WC, and bath.

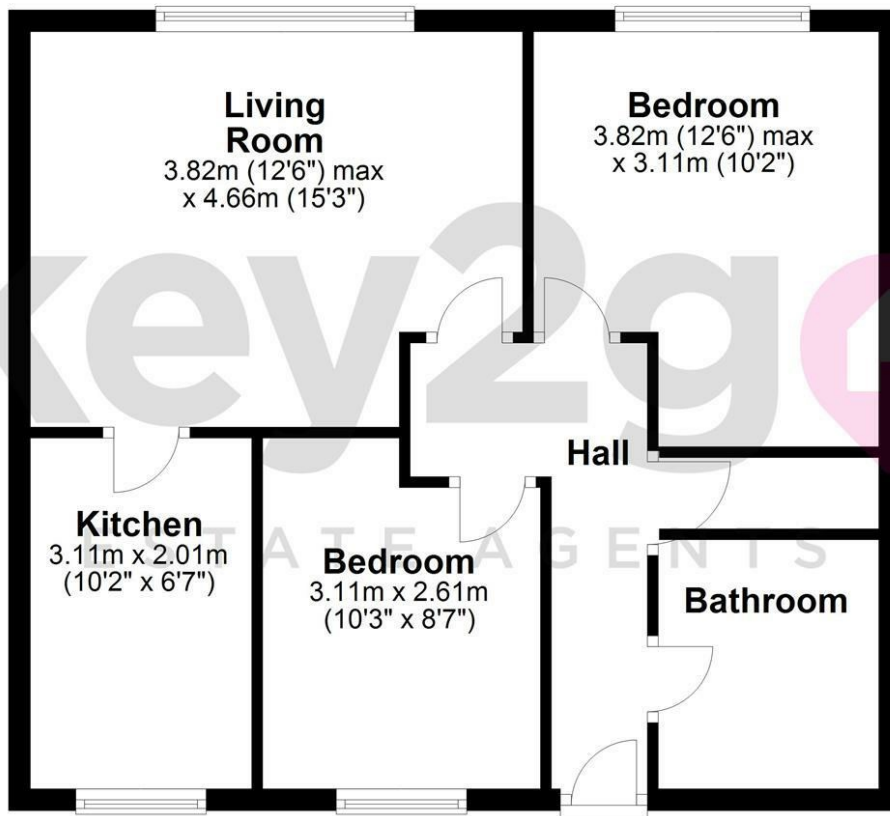
Outside the property is a car park with off road parking.

PROPERTY DETAILS

- LEASEHOLD, 250 YEARS REMAINING, £30PA GROUND RENT PAID 6 MONTHLY AT £15, £1291.92PA SERVICE CHARGED PAID MONTHLY AT £107.66
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Total area: approx. 54.9 sq. metres (590.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

