



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

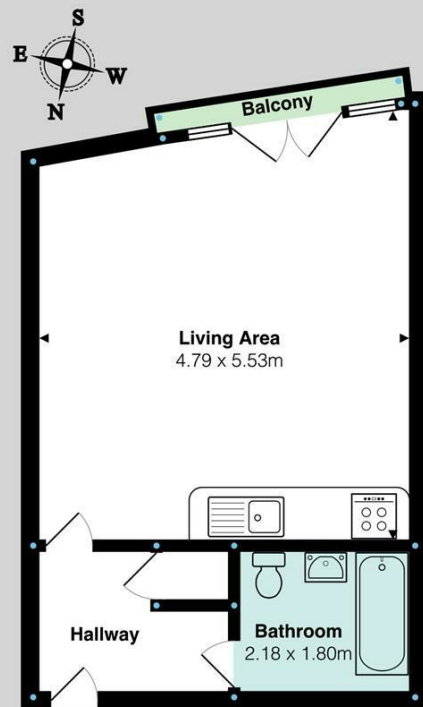
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Website: www.jc-salesandlettings.com



34 Whitecroft Works, 69 Furnace Hill, Sheffield, S3 7AH



Total Area: 35.7 m<sup>2</sup> ... 384 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Apartment 34, White Croft Works 69 Furnace Hill, Sheffield, S3 7AH  
Offers in the region of £75,000

- Third-floor studio apartment
- Well-presented throughout
- Well maintained by the current tenant
- Contemporary fitted kitchen
- Fantastic transport links and central location
- Central city centre location
- Open-plan living space / bedroom
- Third floor apartment
- Currently tenanted investment
- Communal lift access

# White Croft Works 69 Furnace Hill, Sheffield S3 7AH

A WELL-PRESENTED third-floor studio apartment situated in a HIGHLY CONVENIENT CENTRAL LOCATION, within easy walking distance of the city centre and a wide range of local amenities, shops, cafés, and transport links. This ATTRACTIVE AND WELL-MAINTAINED PROPERTY is currently let and has been carefully looked after by the existing tenant, who is paying £700 per calendar month, making it an IDEAL INVESTMENT OPPORTUNITY. The accommodation comprises a BRIGHT AND SPACIOUS open-plan living area / bedroom, thoughtfully designed to maximise space and natural light. The contemporary fitted kitchen includes a selection of integrated appliances and ample storage, providing a practical yet stylish environment for everyday living. The modern bathroom is finished to a good standard and features a shower over the bath, complemented by contemporary fittings. The apartment is conveniently accessed via a COMMUNAL LIFT, adding ease and accessibility, and further benefits from PATIO DOORS that enhance the sense of space while offering PLEASANT VIEWS ACROSS THE CITY. Overall, the property presents a comfortable and low-maintenance living option in a sought-after location. EPC Grade: C



Council Tax Band: A

