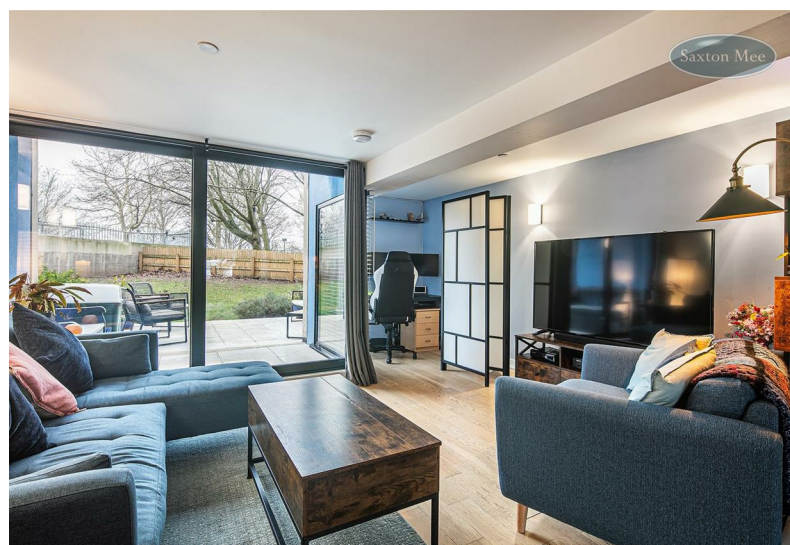




Rhodes Street Sheffield S2 5GR
Offers Around £265,000

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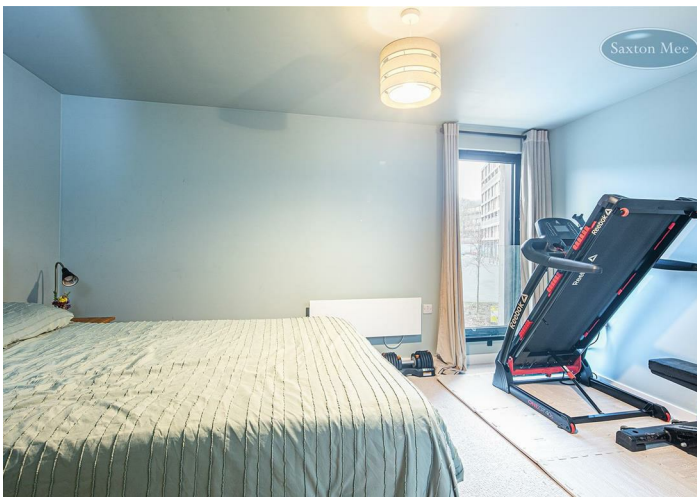
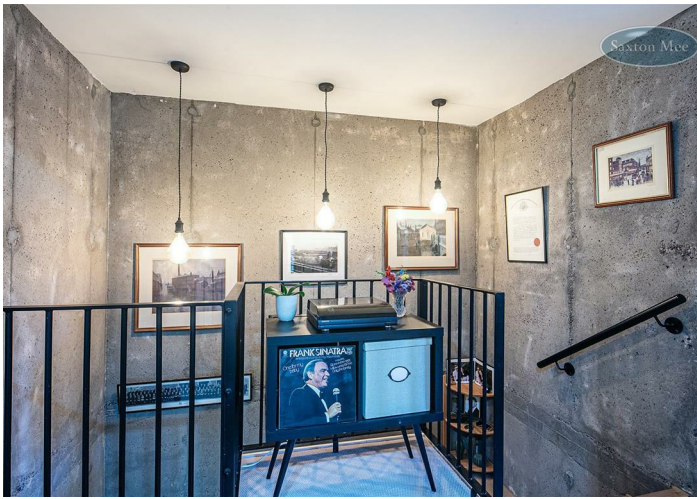
Situated in the iconic development of Park Hill is this unique two double bedroom, two bathroom duplex townhouse which has its own outdoor terrace space with a patio area and benefits from electric heating and double glazing. The property has residents parking and communal gardens and retains the original character, whilst giving it a contemporary design and modern feel. Park Hill is around a 10-minute walk from the galleries, theatres, pubs, bars, restaurants and shopping of Sheffield city centre.

Tastefully decorated throughout, the well presented living accommodation briefly comprises ground floor with attractive wood flooring throughout as well as exposed concrete feature walls. Front access to the dining room with a large opening into the kitchen. The kitchen has a modern range of wall, base and drawer units. A contrasting worktop incorporates the sink. Integrated appliances include an electric oven with a four ring hob over and extractor above, a full-sized dishwasher, washer/dryer (2in1), and a full-sized fridge freezer. There is a pantry under the stairs and a large opening through to the lounge. The lounge has a study area off and patio doors opening to the outdoor terrace space.

From the kitchen, a staircase rises to the second floor landing with access into the two double bedrooms and the main bathroom. Spacious double bedroom one has access to a balcony and the added advantage of an en suite shower room with WC and wash basin. The bathroom has a chrome towel radiator and a three piece suite including bath, WC and wash basin.

- DUPLEX TOWNHOUSE WITHIN ICONIC PARK HILL
- TWO DOUBLE BEDROOMS & TWO BATHROOMS
- OUTDOOR TERRACE SPACE
- TWO RECEPTION ROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- WELL PRESENTED THROUGHOUT
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- EXCELLENT PUBLIC TRANSPORT LINKS
- FANTASTIC AMENITIES CLOSE-BY





OUTSIDE

To the rear of the property is an outdoor terrace space with a patio area, and a communal grassed area which is enclosed. This garden is accessible to Townhouse residents only.

LOCATION

Park Hill is around a 10-minute walk from the galleries, theatres, pubs, bars, restaurants and shopping of Sheffield city centre. Sheffield is home to two of the UK's largest universities: Sheffield Hallam University, within 10 minutes' walk, and Sheffield University, within 25. Kelham Island, 20 minutes on foot, is full of bars, flea markets, venues and restaurants. Nether Edge and Sharrow Vale are about a 35-minute walk and have an amazing collection of independent cafés and restaurants. Norfolk Park, a few minutes away from Park Hill, is a beautiful and quiet retreat perfect for a morning run nearby. Sheffield Botanical Gardens and the Winter Garden, home to temperate greenhouses, are lovely for weekend strolls. Ponds Forge Leisure Centre, with its Olympic-sized pool, gym and many other sports facilities is a must for sporting enthusiasts. Park Hill is also perfectly placed to escape to the Peaks. Other nearby attractions include Yorkshire Sculpture Park, Chatsworth House and Salt Mill.

MATERIAL INFORMATION

The property is Leasehold with a term of 250 years running from the 14th April 2009.
The property is currently Council Tax Band B.

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.

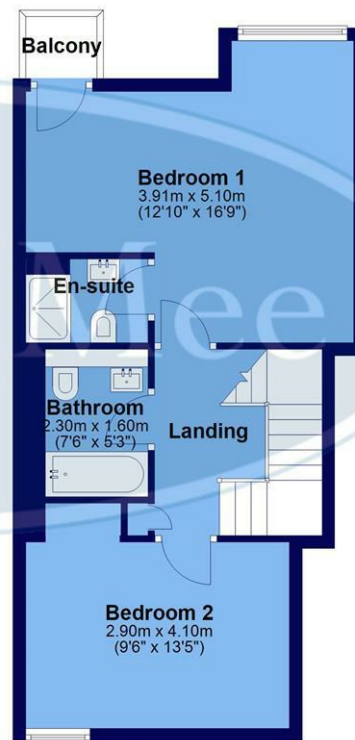
Ground Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	68
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			