

Saxton Mee



Tapton House Road Broomhill Sheffield S10 5BY
Offers Around £145,000



Tapton House Road

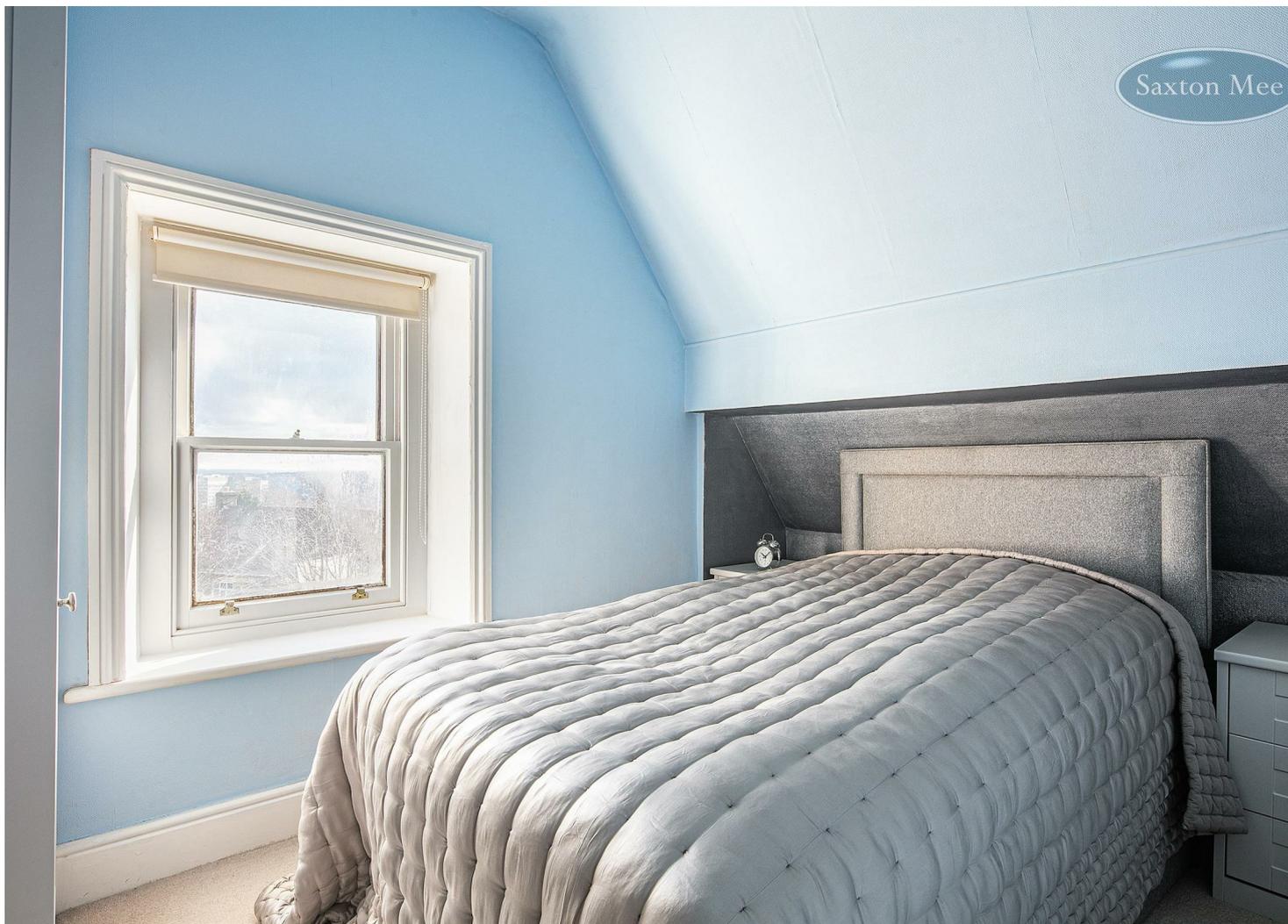
Sheffield S10 5BY

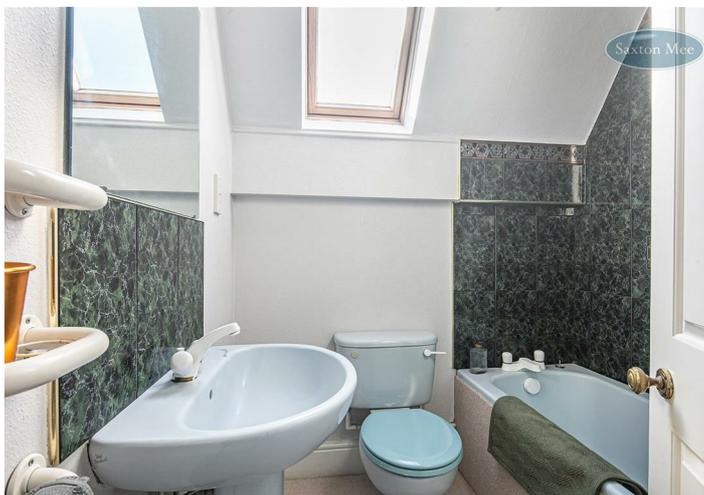
Offers Around £145,000

**** TOP FLOOR APARTMENT ** ALLOCATED PARKING ** SOUGHT AFTER LOCATION **** This fabulous one double bedroom top floor conversion apartment forms part of this characterful building within the highly sought after area of Broomhill. Well presented throughout, the property is perfectly positioned for people looking for easy access to the main Sheffield hospitals and various University campuses nearby. The property benefits from an allocated parking space, gas central heating and a lockable storage room within the communal cellar. Set in wonderful communal grounds we advise an early internal viewing to fully appreciate this charming property.

The accommodation briefly comprises a private door opens into the entrance hall with access into the living area, the bedroom and the bathroom. The living room to the front aspect has an opening which leads into the kitchen. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. There is a range of integrated appliances including an electric oven, gas hob, fridge and a washing machine. The double bedroom to the rear aspect has fitted wardrobes. The bathroom has a three piece suite with a shower over the bath, WC and wash basin. It benefits from an allocated parking space, gas central heating and a lockable storage room within the communal cellar. Set in wonderful communal grounds we advise an early internal viewing to fully appreciate this charming property.

- EARLY VIEWING ADVISED
- LOVELY ONE DOUBLE BEDROOM APARTMENT
- THREE PIECE SUITE BATHROOM
- LIVING AREA WITH INTEGRATED KITCHEN
- ALLOCATED PARKING
- COMMUNAL GROUNDS
- SOUGHT AFTER LOCATION
- EASY ACCESS TO UNIVERSITIES & HOSPITALS





OUTSIDE

Set in lovely communal grounds. Allocated parking.

LOCATION

Tapton House Road is located between Manchester Road and Tapton Crescent Road. A fantastically convenient location being in close proximity to the network of sites for the two Universities and near to the main hospitals. Just a short stroll away from the variety of essential amenities in both Broomhill and Crookes while also having easy access into the City Centre.

MATERIAL INFORMATION

The property is Leasehold. The Service Charge is £125 per month, this covers window cleaning, all external repairs, heating and lighting in communal areas, interior cleaning of communal areas once a week by the cleaner and regular upkeep of the communal gardens.

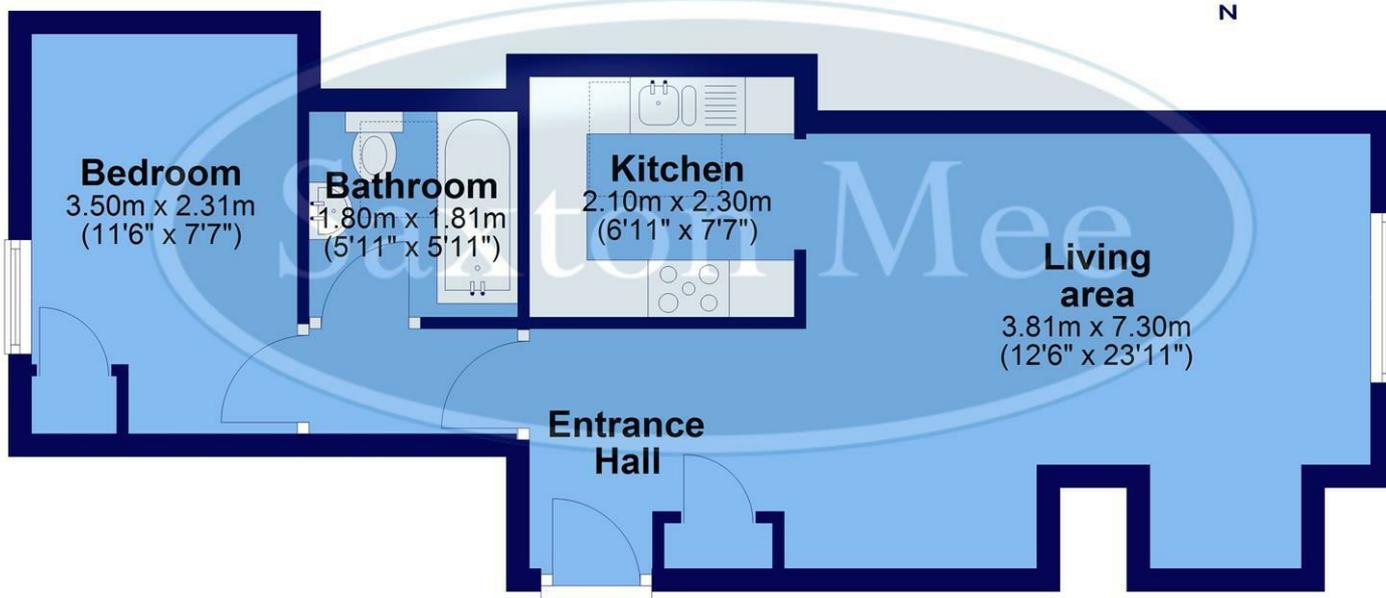
The property is currently Council Tax Band A.

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.

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 41.3 sq. metres (444.1 sq. feet)

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

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	