



Upper Allen Street Sheffield S3 7GN
Guide Price £110,000

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**** CASH BUYERS ONLY **** GUIDE PRICE £110,000-£120,000 This spacious one bedroom apartment is located on the third floor of this modern development situated just off Kelham Island, and is well placed for easy access to local amenities (including restaurants, bars, and shops) whilst having excellent transport links from both Netherthorpe tram stop (5 minute walk), Sheffield train station (20 minute walk) and within a short distance to Sheffield City Centre. The impressive apartment has a private balcony, an intercom system, stairs and lift to all levels, communal grounds, a heat pump central heating system and double glazing. In brief, the living accommodation comprises, private door which opens into the entrance hall with a storage cupboard and access into the open plan kitchen and lounge, the bedroom and the bathroom. The generously proportioned open plan kitchen and lounge has access to a good size balcony, perfect for enjoying the fantastic outlook. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, washing machine and dishwasher along with space for a fridge freezer. The large double bedroom has ample space for furniture. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- SPACIOUS, ONE BEDROOM, THIRD FLOOR APARTMENT
- GOOD SIZE MASTER BEDROOM
- THREE PIECE SUITE BATHROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH BALCONY
- EXCELLENT TRANSPORT LINKS
- OPEN & BRIGHT FORMAT
- HIGHLY SOUGHT AFTER AREA





LOCATION

Ideally positioned in the north-west quarter of the city, Upper Allen Street is in an excellent spot for reliable transport across Sheffield, local shops and amenities and a short walk to the University campuses, hospitals and the high street. On top of the unmatched choice provided by the city centre, the apartment is even conveniently close to the Kelham Island with its eclectic range of bars and restaurants.

MATERIAL INFORMATION

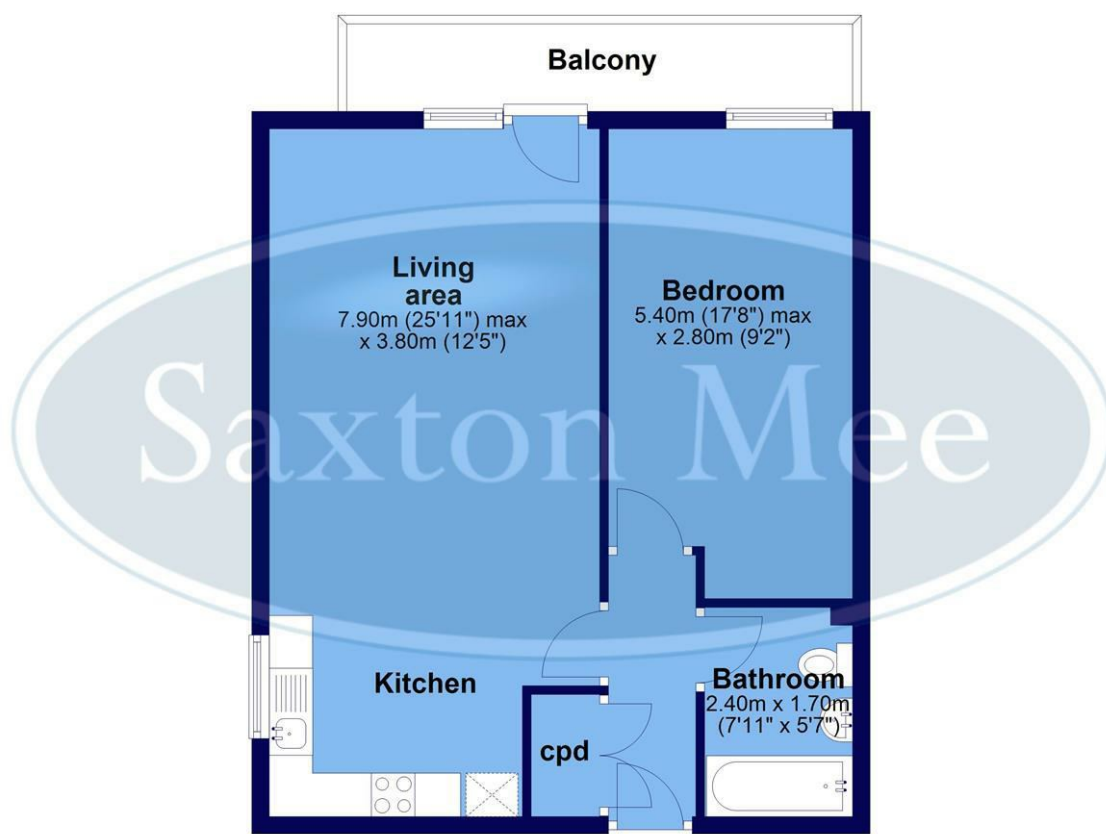
The property is Leasehold with a term of 125 years running from the 1st January 2009.
The property is currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

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. 52.9 sq. metres (569.7 sq. feet)



Total area: approx. 52.9 sq. metres (569.7 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
T: 0114 231 6055
T: 0114 287 0112

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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		81	82
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		79	80
EU Directive 2002/91/EC			