

Leadmill Street City Centre Sheffield S1 4SA
Offers Around £139,950

St Luke's
Sheffield's Hospice

Leadmill Street

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Offers Around £139,950

**** IDEAL FIRST HOME OR INVESTMENT **** Conveniently positioned for all that central Sheffield has to offer, including easy access to the train station, is this spacious two bedroom, two bathroom top floor apartment located in the popular Leadmill Court development. The property benefits from double glazing and gas fired central heating throughout. The accommodation on offer comprises: Communal entrance hall with lift. Inner hallway with secure intercom entry system and large storage cupboard. A door leads into the hub of this fantastic apartment, the excellent open plan lounge/kitchen/dining room having French doors leading out to a Juliet balcony. The fitted kitchen has a range of wall, base and drawers with attractive work top incorporating the stainless steel sink. Integrated oven with four ring gas hob and extractor hood above. Plumbing for washing machine and dishwasher. Combi boiler. Two double bedrooms, the master having its own en-suite shower room comprising wash basin, low level W.C and shower enclosure. The main bathroom is generously proportioned and comprises a modern suite of bath with shower over, wash basin and W.C.

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SECURE GATED ENTRANCE
- LIFT ACCESS TO THE THIRD FLOOR
- CENTRAL LOCATION
- EASY ACCESS TO SHEFFIELD HALLAM UNIVERSITY
- EXCELLENT TRANSPORT LINKS
- VIEWING ESSENTIAL





OUTSIDE

Central courtyard with gated entrance for security. Juliet balcony. Parking is on street.

LOCATION

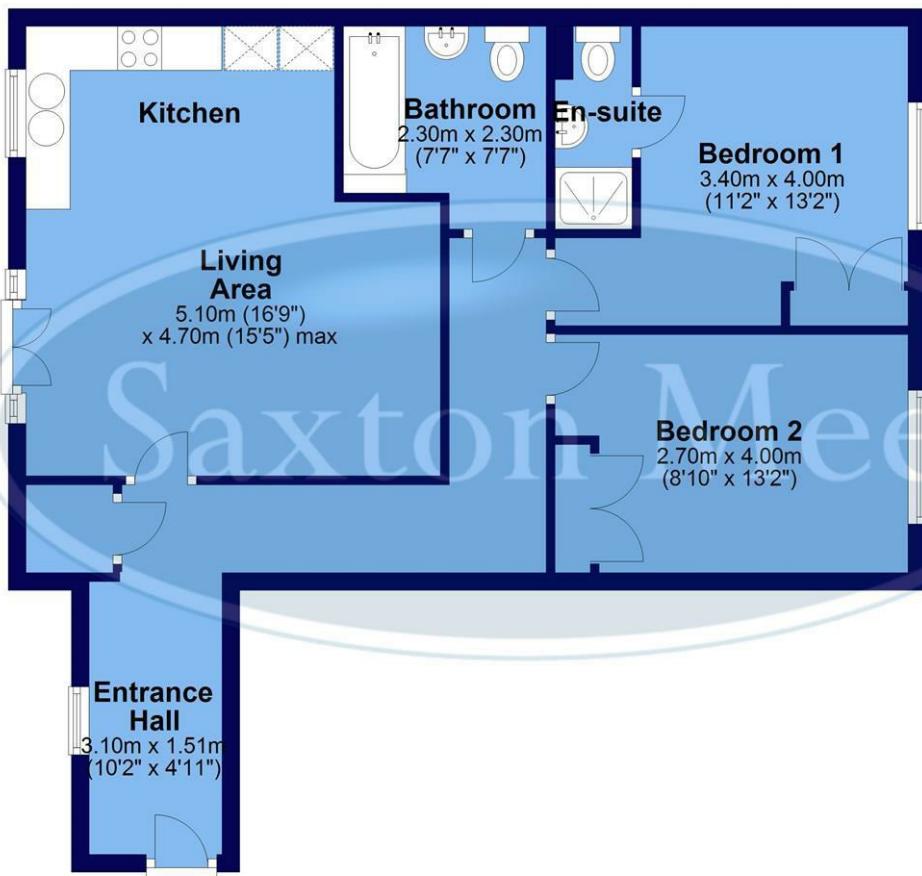
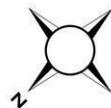
Ideally situated in the City Centre with excellent amenities close by. Regular public transport. Good connections to the motorway. Easy access to Universities, Hospitals and train station.

VALUER

Lewis T. Hughes 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. 66.8 sq. metres (719.3 sq. feet)



Total area: approx. 66.8 sq. metres (719.3 sq. feet)

**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

www.saxtonmee.co.uk



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st luke's
Sheffield's Hospice

Energy Efficiency Rating
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(58-68) D
(39-57) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	81	82
(81-91) B		
(69-80) C		
(58-68) D		
(39-57) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	84	84
(81-91) B		
(69-80) C		
(58-68) D		
(39-57) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	