

Saxton Mee

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**Sycamore Court Oughtibridge Sheffield S35 0EQ**  
**Offers Around £140,000**

**St Luke's**  
Sheffield's Hospice

# Sycamore Court

Sheffield S35 0EQ

**Offers Around £140,000**

**\*\* ALLOCATED PARKING SPACE \*\* TWO BEDROOM PENTHOUSE APARTMENT \*\*** Situated in the heart of this popular residential area Oughtibridge is this two bedroom second floor apartment which benefits from an allocated parking space, uPVC double glazing and electric heating. The property has recently been modernised by the current owner including a new kitchen and bathroom and new electric radiators throughout. Oughtibridge hosts a range of amenities, eateries and public houses along with excellent public transport links and well regarded local schools. There is a communal entrance door and hallway which is shared by three apartments, stairs rise to all levels.

Tastefully decorated throughout in neutral tones, the well presented living accommodation briefly comprises: enter through a private door opens into the entrance hall with a secure intercom telephone, storage cupboard and access into the partly boarded loft space, the lounge, two bedrooms and the bathroom. The bright and airy lounge has uPVC French doors which open to a Juliet balcony and space for a dining table and chairs. A door then opens into the kitchen which has a range of fitted units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above and dishwasher along with housing and plumbing for a washing machine and fridge freezer. The principal bedroom has ample space for furniture. The bathroom is fully tiled and has a stylish three piece suite including bath with overhead shower, WC and wash basin in a vanity unit.

- TWO BEDROOM PENTHOUSE APARTMENT
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- MODERN KITCHEN
- BRIGHT & AIRY LOUNGE WITH JULIET BALCONY
- STYLISH BATHROOM
- ALLOCATED PARKING SPACE
- EXCELLENT LOCATION
- ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY
- RIVER VIEWS





## OUTSIDE

Allocated parking space.

## LOCATION

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Beautiful countryside, outstanding views and yet only 5 miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

## MATERIAL INFORMATION

The property is Leasehold with 104 years remaining on the Lease.

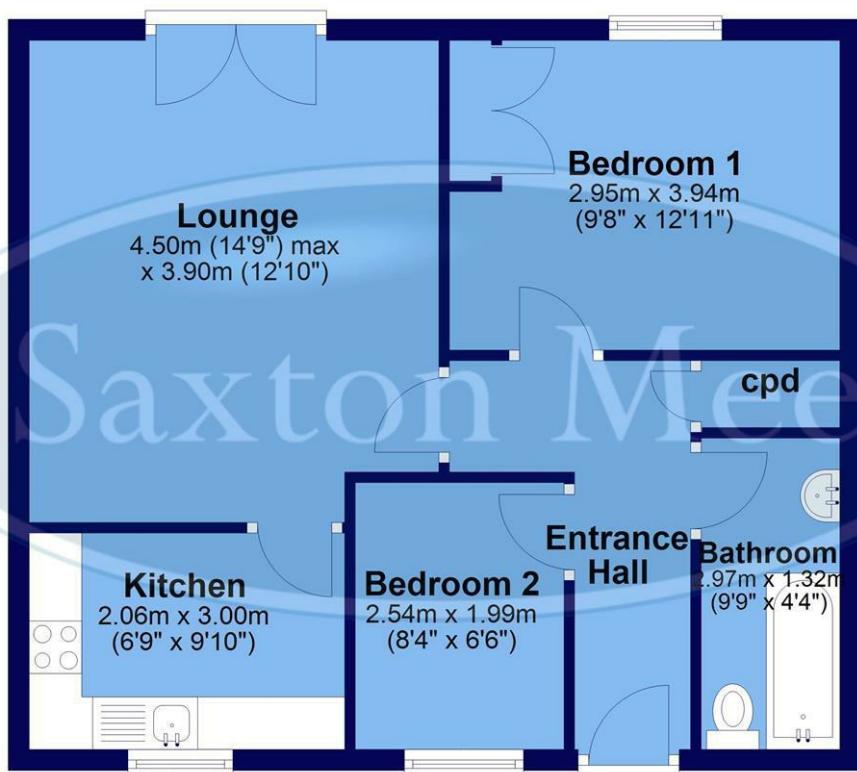
The property is currently Council Tax Band B.

## 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. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 52.1 sq. metres (561.1 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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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	80
(B1-B1) B	85
(B2-B9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	
(B1-B1) B	
(B2-B9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC