

# Saxton Mee

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**Bradfield Road Hillsborough Sheffield S6 2BT**  
**Guide Price £70,000**



# Bradfield Road

Sheffield S6 2BT

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GUIDE PRICE £70,000-£80,000 \*\* CASH BUYERS ONLY \*\* NO CHAIN \*\* Located within this iconic building in this convenient location is this two good sized bedroom, sixth floor apartment set in lovely grounds with communal parking and benefiting from uPVC double glazing and gas central heating throughout. There is a communal entrance hall with lifts and stairs which lead to all levels and this apartment can be found on the sixth floor.

In brief, the living accommodation comprises: enter through a private composite door into the entrance hall with access into the kitchen, lounge, bedroom one and the shower room. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, two ring hob with extractor above along with space for a fridge freezer. The lounge has a front window enjoying the outlook and has access into a utility room and bedroom two. The utility room has housing and plumbing for a washing machine and tumble dryer. The shower room has fitted cupboards, a shower enclosure, WC and wash basin with vanity unit.

- TWO GOOD SIZED BEDROOMS
- SIXTH FLOOR APARTMENT
- CASH BUYERS ONLY
- KITCHEN
- LOUNGE
- UTILITY ROOM
- SHOWER ROOM
- EXCELLENT LOCATION
- EASY ACCESS TO AMENITIES
- SUPERTRAM NETWORK





#### **OUTSIDE**

There are communal gardens to the rear which is laid mainly to lawn. Seating areas. Patio and planted borders. Communal parking.

#### **LOCATION**

Situated in the centre of Hillsborough, set in its own formal grounds within walking distance of all local amenities including supermarkets, banks, restaurants, bars etc. Close by are beautiful walks in the park. Regular public transport. Easy access to Sheffield city centre, central Hospitals and Universities.

#### **MATERIAL INFORMATION**

The property is Leasehold with a term of 99 years running from the 24th June 1972.  
The property is currently Council Tax Band A.

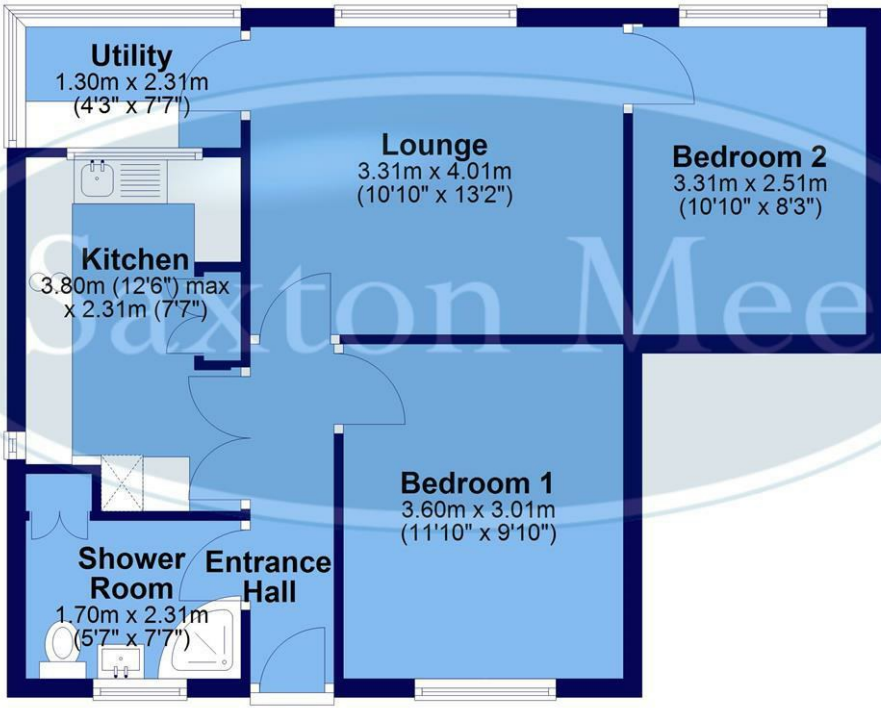
#### **VALUER**

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. 53.5 sq. metres (575.8 sq. feet)



Total area: approx. 53.5 sq. metres (575.8 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

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		63	63
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	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	