



**Westfield Terrace Sheffield S1 4GD**  
**Guide Price £230,000**



## Westfield Terrace

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GUIDE PRICE £230,000-£240,000 \*\* ALLOCATED PARKING SPACE \* FIRST FLOOR APARTMENT \* NO CHAIN \* 1222.10 SQ FOOT \*\* Situated on the first floor of this highly desirable Royal Plaza development and located in the heart of Sheffield City Centre is this much larger than average three double bedroom, two bathroom apartment which benefits from an allocated parking space and electric heating. This ideal location offers a vast range of amenities and public transport links including the Sheffield Supertram on your doorstep. By day and night you will find a superb variety of bars, restaurants, cafes and shops within walking distance. The Sheffield University buildings are close by, along with the Sheffield Teaching Hospitals. Entry to the building via security fobs and there is 24 hour security patrol, CCTV and a communal entrance hall, with stairs and lift leading to all levels. In brief, the living accommodation comprises, private door which opens into the spacious entrance hall with secure intercom telephone system, a large storage cupboard and access into the lounge, kitchen, the three bedrooms and the principal bathroom. The generously proportioned lounge has a balcony. 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, microwave, fridge freezer along with housing and plumbing for a washing machine. All bedrooms are double in size, the master has the added advantage of an en-suite shower room with WC and wash basin. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING RECOMMENDED
- CITY CENTRE LIVING
- SPACIOUS THREE DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- FANTASTIC LOUNGE WITH BALCONY
- SEPARATE KITCHEN







## OUTSIDE

Secure allocated undercroft parking with an allocated parking space and access to the well maintained quiet and peaceful gardens in the centre of the complex.

## LOCATION

Enjoying a fantastic location in the Heart of the City, with Hallam University, the Railway station, the Lyceum and Crucible Theatres and 'the moor market' area of the City all within a short walk. Enjoying such a central location there are restaurants, bars, pubs and cafes right on your door step and excellent public transport links with bus, Supertram and rail links all close by.

## MATERIAL INFORMATION

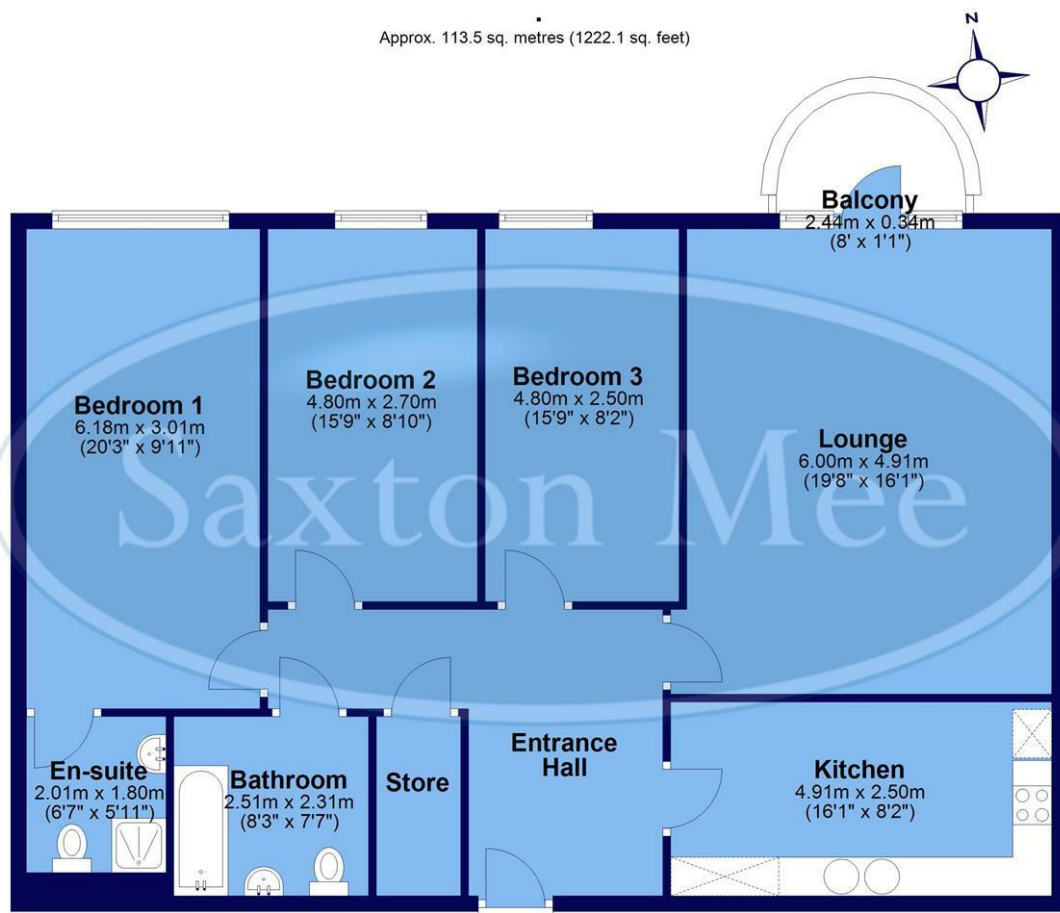
The property is Leasehold.

The property is currently Council Tax Band C.

## 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.



Total area: approx. 113.5 sq. metres (1222.1 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)

