



Dun Fields Kelham Island Sheffield S3 8AY
Offers Around £120,000

Dun Fields

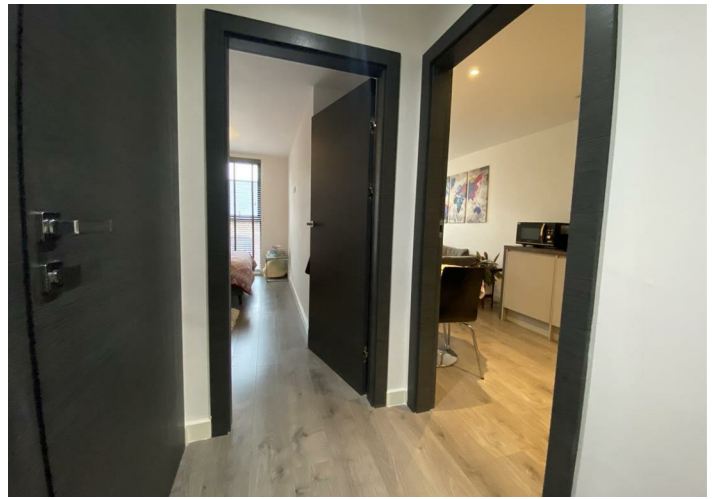
Sheffield S3 8AY

Offers Around £120,000

Located in the very heart of fashionable and popular Kelham Island within a short stroll of award winning eateries, bars, cafes and shops together with central Sheffield, Universities, Hospitals and transport networks. Forming part of this fabulous residential development the apartment benefits from double glazing and underfloor electric heating. With easy on road parking to the front and a bright and spacious feel, the apartment in brief comprises of entrance door which opens into the entrance hall with stylish flooring which continues into the well proportioned, open plan kitchen/living space, master bedroom and bathroom. The kitchen has a modern range of units with a work surface which incorporates the sink, drainer and four ring electric hob with extractor above. Integrated appliances include electric oven, fridge/freezer, dishwasher and washing machine. The master bedroom is a spacious double room with an abundance of natural light. Modern bathroom comprising bath with overhead shower, WC and wash basin.

- SPACIOUS ONE BEDROOM APARTMENT
- SUPERB LOCATION IN THE HEART OF KELHAM ISLAND
- MODERN INTERIOR
- SECURE INTERCOM ENTRANCE
- CLOSE TO UNIVERSITIES & CENTRAL SHEFFIELD
- EXCELLENT PUBLIC TRANSPORT LINKS





LOCATION

Located in Kelham Island, Sheffield's only urban village, Dun Fields occupies a prominent position in the City's most exciting, up-and-coming neighbourhood. Kelham Island has been named as one of the top ten coolest locations in Britain. The former industrial area has been reinvented as one of the UK's hippest areas - and its revival has previously earned it eighth spot in Travel Supermarket's Hip Hangout Neighbourhood Index, which showcases the most up-and-coming neighbourhoods in the UK and Europe. Boasting many bars and restaurants including the award winning Grind Café, Gastro pub Milestone, together with the famous Fat Cat and Kelham Island Tavern. The recent shipping container complex Krynkl with rooftop bar has added to the eclectic mix in Kelham Island. There is excellent access to Sheffield City centre, train station, main hospitals, universities and motorway network making this area extremely popular with young professionals.

NOTES

The property is EWS1 compliant and includes all fixtures and fittings. Ground Rent £250.00 per annum. Service Charge £1766,66 per annum.

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.

Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 36.9 sq. metres (397.3 sq. feet)

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Hillsborough
Stocksbridge

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