

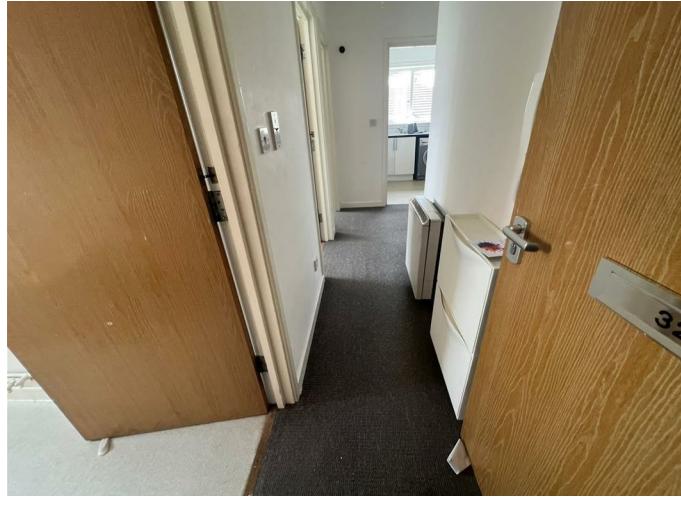
## Headford Mews, Sheffield



Asking Price £125,000



Welcome to Headford Mews in Sheffield! This charming two-bedroom, one-bathroom flat is now available sale. Situated on the third floor. Located in a vibrant area of Sheffield, this flat provides easy access to local amenities, shops, and transport links, making it a great choice for those seeking a convenient lifestyle. Contact us now to arrange a viewing and secure this fantastic rental property in Headford Mews!



- Good Sized Reception Room
- Modern Kitchen
- 1 Double and 1 Single Bedroom
- Bathroom
- EPC Grade D
- Council Tax Band A
- Available Immediately

Call 01977 285 111 to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS

### Lounge

Spacious living area, neutral decor with electric wall heater. Furnished with one sofa and a coffee table

### Kitchen

Fitted Kitchen with base and wall units with work surfaces over, incorporating a single sink drainer. Washing machine, cooker and fridge are included.

### Bedroom 1

Generously sized double bedroom, with double bed, single wardrobe and chest of drawers, a window provides natural light.

### Bedroom 2

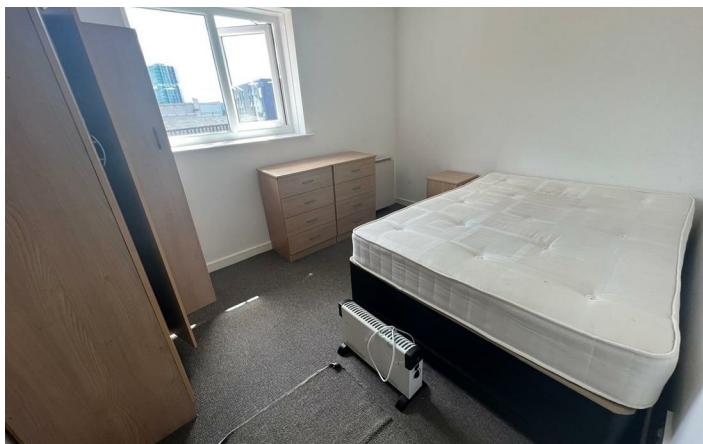
### Bathroom

Spacious partially tiled bathroom, with three piece suite which comprises of a panelled bath with an electric shower over, wash hand basin and a low flush wc.

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## Floor Plan



## Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  | 62                      | 73        |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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