



CROWN

ESTATE AGENTS

16 Henry Street, Sheffield



£850 Per Calendar Month



1



1



1



78

Crown Estate Agents are delighted to present this stylish third-floor apartment, offering modern living in a highly convenient location close to the city centre. The property provides a comfortable and contemporary home, with excellent access to a wide range of local shops, amenities and transport links. Benefiting from modern fixtures and fittings, as well as the added appeal of a private balcony, this apartment is ideally suited to professionals and couples seeking a well-connected and low-maintenance home.



- Available Now
- Modern Apartment
- Open Plan Lounge Kitchen
- En Suite Shower Room
- Large Juliette Balcony Area
- Mezzanine Storage
- Good Sized Bedroom
- Council Tax Band B
- EPC Grade C

Call **01977 285 111** to view this property or visit 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**

Kitchen

18'2" x 8'4" (5.54 x 2.54 (5.53 x 2.53))

A modern kitchen with appliances that include an integrated fridge/freezer, built in oven with an electric hob and integral microwave.

Lounge

The lounge area comprises laminate flooring throughout with an electric heater a sliding door to the Juliette balcony, a Mezzanine storage space which overlooks the lounge/kitchen area which can be accessed via the staircase.

Bedroom

9'3" x 8'9" (2.82 x 2.67)

Located in the rear of the property is this ample sized double bedroom with laminate flooring, built in wardrobe, electric heater and door leading onto the balcony.

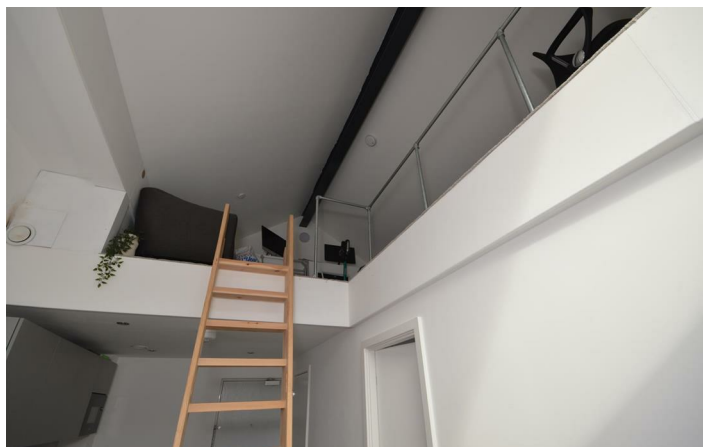
En-suite Bathroom

8'9" x 8'0" (2.67 x 2.44)

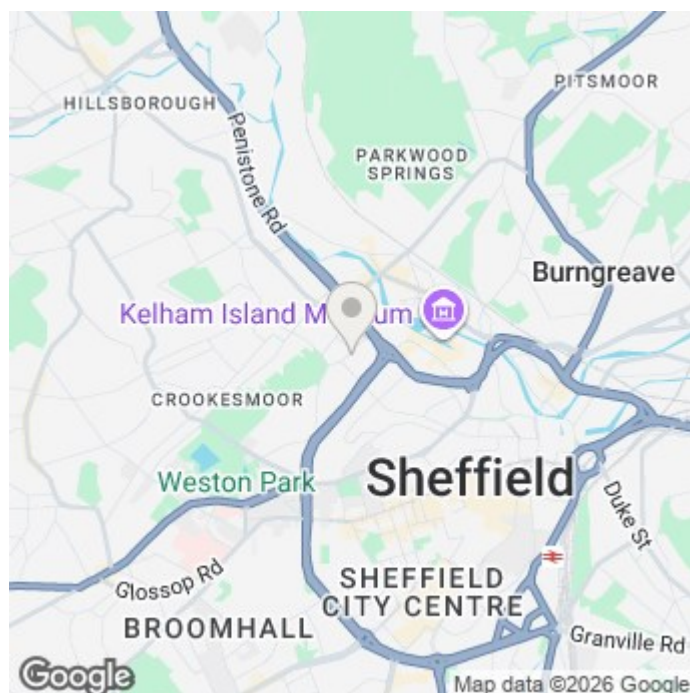
A well presented en-suite inclusive of a shower cubicle, wash basin, low flush wc and heated towel rail.

Juliette Balcony

This large balcony offers views which overlook the city below.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call **01977 285 111** to view this property or visit 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**