

3 Laycock House, Cross Burgess Street, Sheffield, S1 2HG

3 Laycock House, Cross Sheffield, S1 2HG

Description

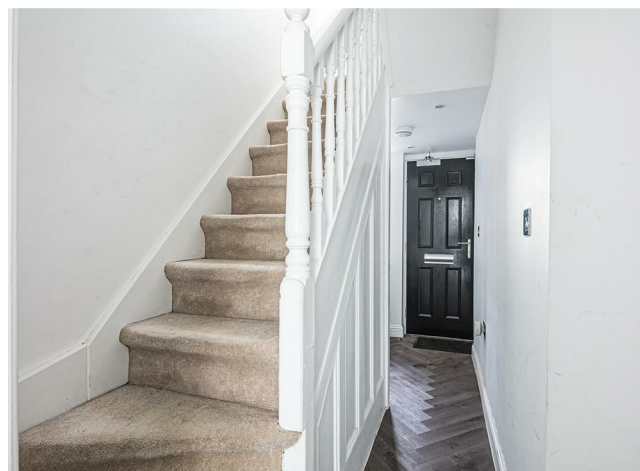
Price Guide £325,000 - £350,000

Forming part of this regenerated row of elegant Victorian townhouses and being situated in the very heart of the smartly redeveloped city centre, 3 Laycock House is very much a one off and its prime location in town, combined with the stylish finish, generous proportions and use of the pretty communal gardens will be sure to impress. The situation, on the edge of the Peace Gardens and, literally just around the corner, from the award winning Cambridge Collective is definitely part of the appeal however the deciding factor must be the 1452 square feet of accommodation which, in an area that is only going from strength to strength, is surely going to represent a great investment for the future owner. Having stand out features that include a large principal suite with dressing room and ensuite, a large, open plan dining kitchen and plenty of room providing the flexibility for home offices if required. Available at an attractive price, no onward chain, with the remainder of a ten year guarantee (from 2022) and modern fixtures and fittings in all the right places this is very much a safe move property that is ready for the next owners to move into with zero works required. A property that will appeal to a broad range of buyer who wish to live in a vibrant and fashionable location.

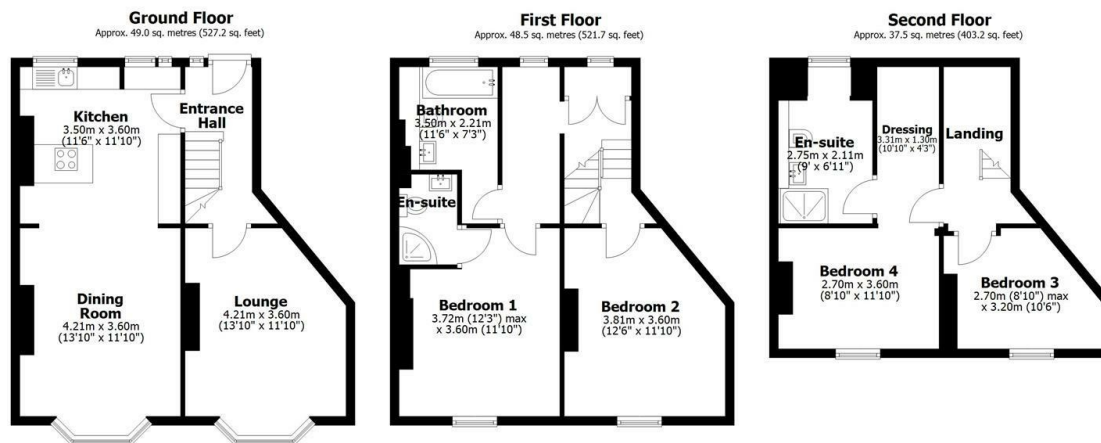
Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Price Guide £325,000 - £350,000.
- Excellent levels of insulation, high performance double glazing and modern heating all combine to produce a very good EPC rating of C80 and reduce costly utility bills.
- Large, open plan living kitchen with quality Neff appliances and luxury vinyl flooring in a contemporary, Herringbone design.
- Sitting room with wiring for a wall mounted TV and having French windows.
- Three luxurious bathrooms (two ensuite) all featuring elegant tiling framing the modern suites.
- Secure, gated communal gardens which provide the perfect backdrop to this smashing home.
- Remaining part of a ten year guarantee (running from 2022).
- A very affordable Council Tax Band A.
- 250 year lease from 2021 with an annual service charge of £3234.
- No onward chain.



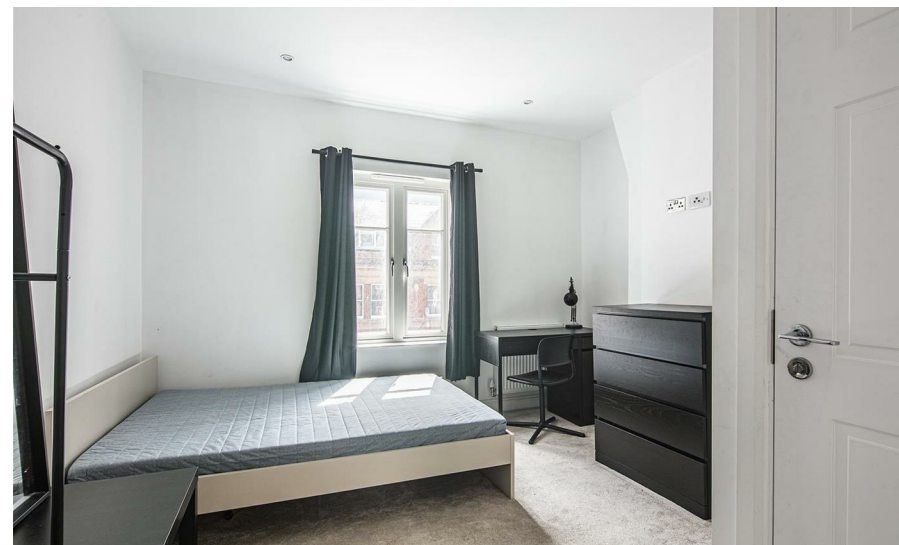




Total area: approx. 134.9 sq. metres (1452.1 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanItUp.

3 Laycock House, Sheffield



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.