

168A, Baslow Road, Sheffield, S17 4DR

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Description

A surprisingly spacious, two double bedroom apartment that forms part of this attractive, stone built period property. Number 168A occupies the first floor, above two commercial units (Boutique Beauty and The Ironing Parlour) that have the usual 9 to 5 opening hours. Access is obtained from the rear where a short walkway, with space for a small table, leads to the door for the apartment. The wide and welcoming reception hall offers a great first impression of the property and provides space for bike storage, if required alongside two good storage cupboards. A short flight of stairs with the original, timber balustrade rises to the spacious first floor landing. The accommodation is then situated on one level and includes a modern kitchen and bathroom to the rear and two double bedrooms and a particularly lovely and large sitting room at the front. Within the sitting room there is plenty of space for both dining and seating areas and an open fireplace to provide a cosy feel in the cooler months of the year and two windows from where the views are at their best. The property has UPVC double glazing throughout, a composite entrance door, gas central heating and benefits from a recently installed new roof (circa 2011). There is a long lease of 200 years from 1986 at an annual ground rent of £1 and the EPC rating is E55. Although there is no off road parking there are parking bays running along both sides of Baslow Road for your usage. Totley is a fabulous place to live, the area has a number of award winning restaurants and cafes to frequent, two of the best schools in the south west sector and regular transport links that run into town. A little further down the hill there is also a train station that has lines into the city centre or out, via some of the pretty Peak Park villages into Manchester. The S17 postcode also offers excellent sports facilities including a sports club at Abbeydale which offers tennis, squash, rugby and cricket facilities and there are two golf courses, a driving range and a number of other sports clubs found within the area. The spectacular Peak Park is also found close by, walks leading through Gillfield Woods lead out onto Blacka Moor that sits proudly above the city skyline and links the Steel City with the rolling moors and countryside found in North Derbyshire.

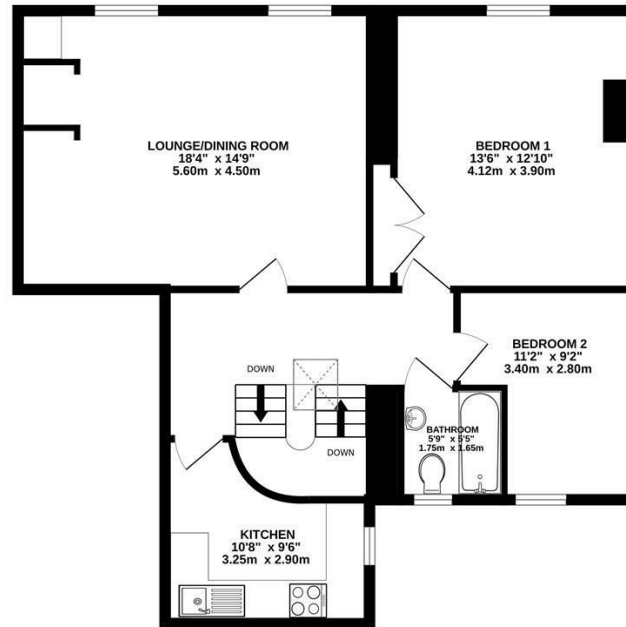
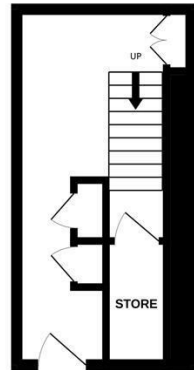
- First floor apartment with a private, ground floor reception hall.
- Two good double bedrooms.
- Large sitting room with lovely views over rooftops towards the farmland on the horizon.
- Modern, fitted kitchen with integrated appliances and a breakfast bar.
- Luxurious bathroom with chrome fittings and a shower situated over the bath.
- Reception hall with storage cupboards and room for bikes, if required.
- Excellent location close to bus services, local shops, cafes and the library.
- UPVC double glazing, gas central heating and a rear access path with small area for a table.
- EPC rating 54E and Council Tax Band A.
- 200 year lease from 1986 at a nominal annual ground rent of £1.





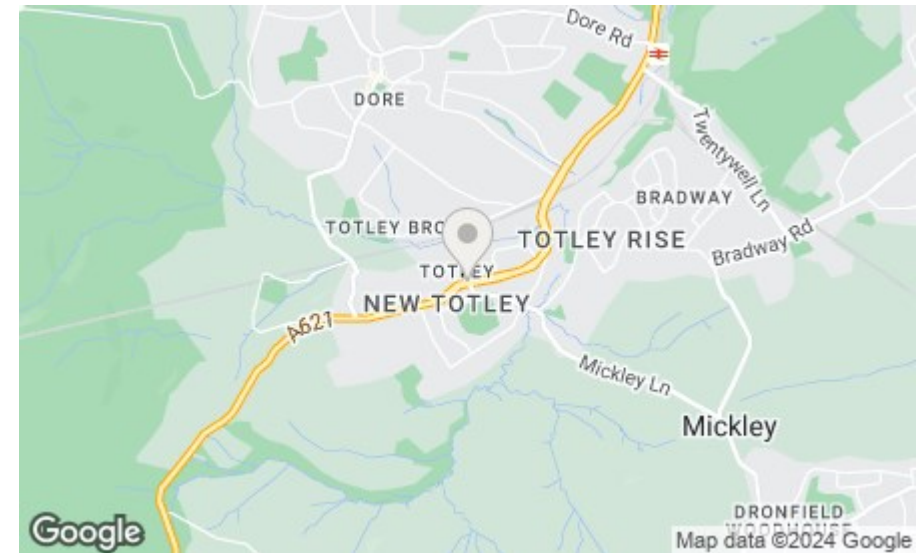
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1009sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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