



14, Bannerdale Close, Sheffield, S11 9FH

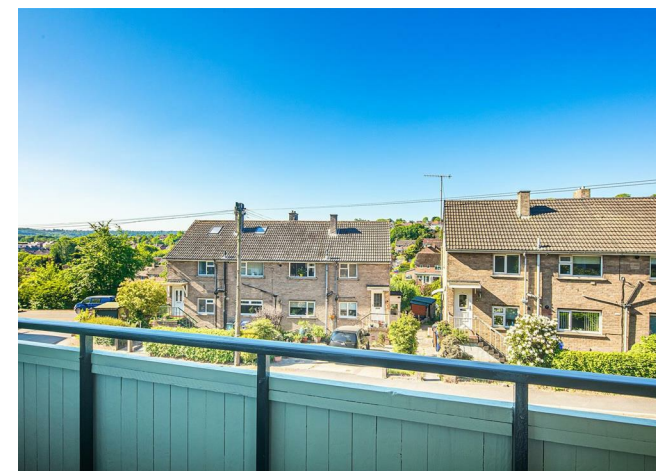
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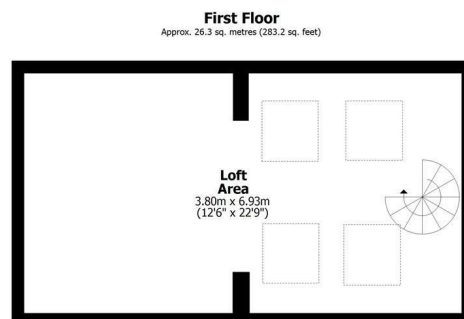
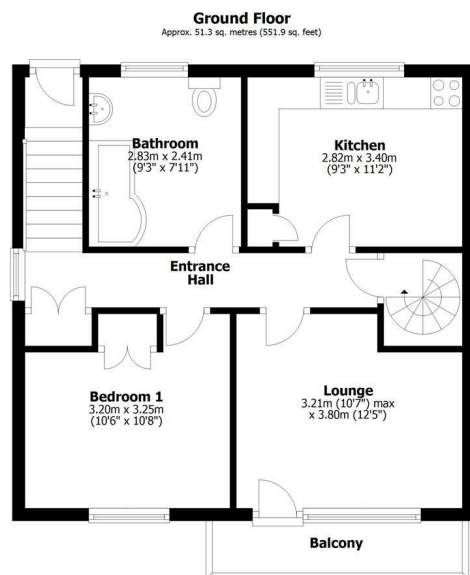
Description

A quite superb, one double bedroom, first floor apartment which also benefits from an incredible, occasional loft room that almost doubles the square footage from 551 to 835 square feet. Although there are no regs to the loft there is access via a spiral staircase and it is finished to a high standard and provides great flexibility in the way it can be used. From here, and the lounge, there are also very pleasant, south facing views down the valley. The property forms part of a purpose built block of four properties that are found on this quiet road, a short walk away from Banner Cross. With very little in the way of passing traffic this is a peaceful situation yet the property is also conveniently close to an excellent range of local amenities on Banner Cross and peaceful woodland walks through the protected Brincliffe Woods. The property is accessed from the rear with a private entrance lobby having a short flight of stairs to the first floor landing. The finish throughout is excellent and includes modern fixtures and fittings in all the right places and requires no further improvements. The proportions are much better than most one bed apartments and include a large double bedroom, a luxurious bathroom, a spacious breakfast kitchen that enjoys a pleasant aspect over the rear gardens and a fabulous lounge that has access to a south facing balcony. The loft is accessible via a spiral staircase and provides versatility in the way it can be used and this, alongside the gardens to the front and rear makes this apartment very much a one off.

- A lovely, light and spacious, one double bedroom apartment with 835 square feet of accommodation (including the loft).
- South facing balcony, accessed from the lounge and gardens to both the front and rear.
- Incredible loft conversion (NO REGS) which provides flexibility in the way it can be used and makes this apartment stand out from the rest.
- Modern kitchen diner with a pleasant view over the rear garden and plenty of space for a dining table.
- Luxurious bathroom with contemporary tiling framing the modern sanitaryware.
- Large double bedroom with a built in wardrobe.
- Quiet location yet close to excellent amenities on Banner Cross.
- Gas central heating and UPVC double glazing combine to provide an excellent EPC rating of C75 and reduce costly utility bills.
- Freehold, Council Tax Band A.
- No onward chain.



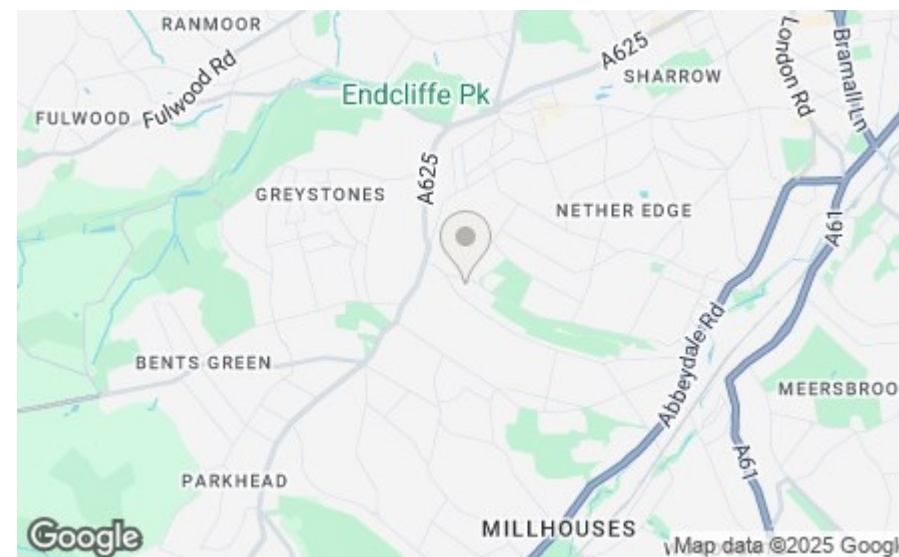




Total area: approx. 77.6 sq. metres (835.2 sq. feet)

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

14 Bannerdale Close



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