
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
59
57
55
59, St. Francis Close, Sheffield, S10 5SX

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Description
The purpose built St Francis development was constructed in the 1990's. Tucked away, back from the road with little in the way of traffic noise, number 59 is situated on the first floor of this small block with communal gardens accessible from the ground floor level. The property has a caveat on it restricting ownership to the over 55's category and having recently been redecorated and its convenient position close to bus services and the excellent amenities found at Crosspool it will be sure to attract early interest. Available with no onward chain and being very efficient to run, having cavity wall insulation, full double glazing and electric heating.

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.

- Two bedrooms including an excellent double with a dual aspect.
- Large sitting room with a dual aspect.
- Breakfast kitchen with space for a small table and recesses for the usual appliances.
- Fully tiled bathroom with shower situated over the bath.
- Entrance hall with storage cupboard.
- Communal gardens.
- No onward chain
- Leasehold with an annual ground rent and service charge totalling £1400.
- Allocated off road parking bay right outside the front door for your convenience.
- Modern electric heating, full double glazing and cavity wall insulation combine to produce an excellent EPC rating of C74.





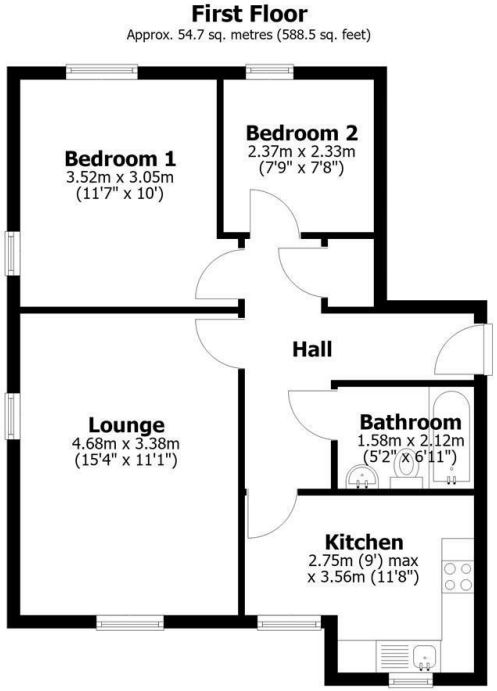










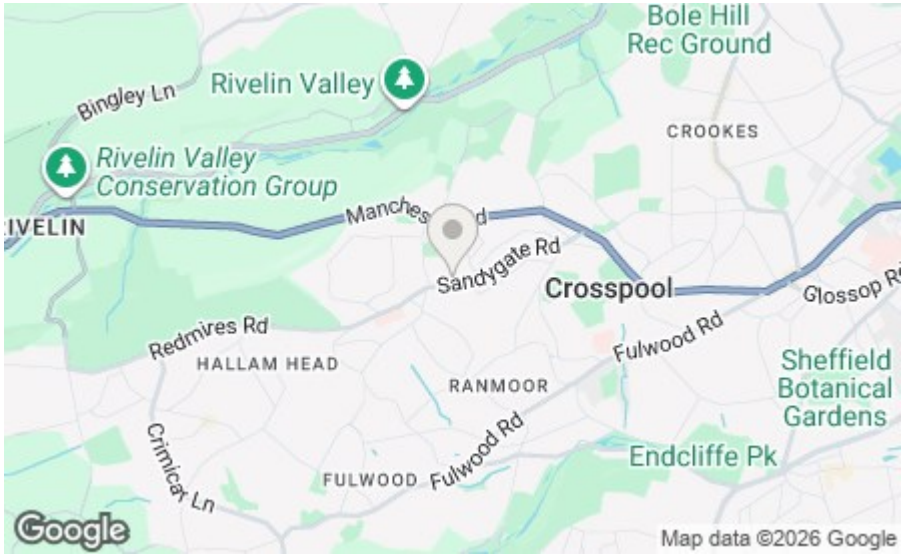


Total area: approx. 54.7 sq. metres (588.5 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

59 St. Francis Close





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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.