



79, Beeches Bank, Sheffield, S2 3RL

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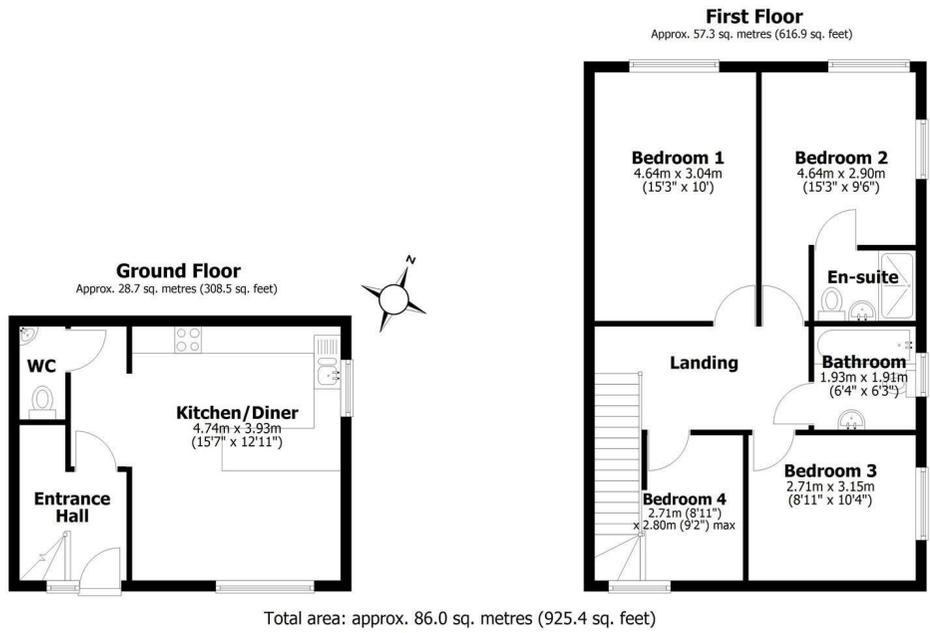
Description

A superb and quite spacious duplex that offers an impressive 925 square feet of accommodation which includes four bedrooms, two bathrooms (one ensuite), an open plan dining kitchen and a ground floor W.C. Unlike many flats number 79 even has its own entrance giving it a little bit more privacy and security and due to the modern building regs it is very efficient and cost friendly to run. The property is perfect for both owner occupiers and investors alike and enjoys a great position, on the edge of the city centre, next to the green spaces of Norfolk Park and close to the train station and Sheffield Hallam University. Having recently undergone a scheme of modernisation and being available to buy with no onward chain.

- No onward chain.
- Flexible layout includes the potential for four bedrooms or three bedrooms and an additional reception room.
- Two floors of accommodation totalling 925 square feet.
- Open plan dining kitchen on the ground floor, including brand new white goods (all included in the sale).
- Allocated off road parking space immediately outside your door.
- Two modern bathrooms and a separate ground floor W.C (One ensuite).
- Communal grounds.
- 105 years remaining on the lease with a respectable combined annual service charge and ground rent of £962.
- Council Tax Band A.
- Gas central heating and UPVC double glazing combine to create a very good EPC rating of C73.







Total area: approx. 86.0 sq. metres (925.4 sq. feet)

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

79 Beeches Bank



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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.