

## 10 Northfield Court, Crookes, Sheffield S10 1QR



A spacious, modern and well presented two double bedroom, two bathroom first floor apartment which is situated on a quiet development backing onto Bolehills Park! Perfect for first time buyers or downsizers, the apartment is located within close proximity to shops, cafes and amenities in Crookes and Walkley including regular bus routes giving easy access to the Universities and Hospitals. Highlights include a large covered balcony with far reaching views, modern style kitchen and bathrooms, double glazing, gas central heating and an allocated parking space with visitor bays in the development. In brief, the property comprises; Secure communal entrance lobby with staircase ascending to the first floor, entrance hallway with storage cupboard, stylish open plan lounge with access to the balcony, kitchen with integrated units, two spacious bedrooms (the master with en-suite shower room) and a family bathroom. Outside, the property is set within communal grounds which include parking bays. The property is available to the market with NO CHAIN INVOLVED – Contact Archers Estates to book your viewing today!

- FIRST FLOOR APARTMENT
- BALCONY OFF THE LOUNGE
- ALLOCATED PARKING SPACE

- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- EASY ACCESS TO UNI/HOSPITALS

- TWO BATHROOMS
- NO CHAIN INVOLVED
- NEXT TO BOLEHILLS PARK

**£215,000**

## **GROUND FLOOR ACCOMMODATION**

### **SECURE COMMUNAL ENTRANCE LOBBY**

A secure entry door with intercom system gains access to the lobby area, which has a staircase rising to the first floor.

## **FIRST FLOOR ACCOMMODATION**

### **ENTRANCE HALLWAY**

Accessed via a wooden entrance door, having laminate flooring, radiator and a storage cupboard. Doors lead to all rooms in the apartment.

### **LOUNGE**

A bright and spacious lounge which has laminate flooring, two radiators, a side facing upvc double glazed window, rear facing double glazed French doors leading to the balcony and ample space for seating furniture and a dining table arrangement. The room opens to the kitchen area.

### **BALCONY**

A larger than average balcony which has a glass balustrade, decking and is covered creating a fantastic outside entertaining area.

### **KITCHEN AREA**

Accessed directly off the lounge, the kitchen is a galley style and has modern style fitted wall and base units with laminated work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven, microwave, fridge freezer, washing machine and dishwasher. With a front facing upvc double glazed window, vinyl flooring and housing for the Worcester Bosch boiler.

### **MASTER BEDROOM**

A spacious, double sized bedroom which has a rear facing upvc double sized window and a radiator. A door leads to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A great addition to the home, having a suite comprising of a shower enclosure, pedestal wash basin and low flush wc. There is tiled flooring, partially tiled walls and a chrome towel radiator.

### **BEDROOM TWO**

The second bedroom is another double sized room which has a front facing upvc double glazed window, radiator and laminate flooring.

### **FAMILY BATHROOM**

A spacious and modern styled bathroom which comprises of a panelled bath with shower over, pedestal wash basin and low flush wc. With tiled flooring, partially tiled walls, a radiator and an extractor fan.

### **LOFT SPACE**

There is a loft hatch in the hallway gaining direct access to the loft space, which offers great additional storage opportunities.

### **OUTSIDE**

The development is set within communal grounds which contain lawns, flower beds, shrubs and there are allocated parking bays and visitor bays. Bolehills Park is located directly behind the development.

### **VIEWINGS**

Viewings are strictly by appointment only. In order to book a viewing please contact Archers Estates on 0114 2683833 and we will be happy to organise an appointment for you.



## First Floor

Approx. 70.8 sq. metres (762.6 sq. feet)



Total area: approx. 70.8 sq. metres (762.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.

Plan produced using PlanUp.

10 Northfield Court, Sheffield



# ARCHERS

ESTATES

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