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**White Croft Works,
69 Furnace Hill,
Sheffield,
S3 7AH**



**A smart studio apartment with a private balcony:
White Croft Works.**

This lovely home is within walking distance of the city centre, making it an ideal choice for an investment buy to let.







Time to explore.

White Croft Works is located in St Vincent's Quarter of the city centre, just on the cusp of the historic Cathedral Quarter. This is a great spot for numerous reasons, one of which is the transport links on offer. These include the A61, tram services outside the Cathedral and reliable bus services from West Street and West Bar, making commuting an easy venture. Local amenities are in no short supply either, ranging from stylish boutiques to tasty eateries, all within easy walking distance. Thanks to its convenient location, White Croft Works gives you the city centre right at your fingertips. In addition to the great accessibility and range of attractions, there is also some delightful green space within easy walking distance. These include St George's Square, Devonshire Green, and the gorgeous River Don running through Kelham Island, giving you several easy retreats from the urban sprawl. White Croft Works is a secure access building, affording your safety and privacy in the comfort of a lovely studio home.

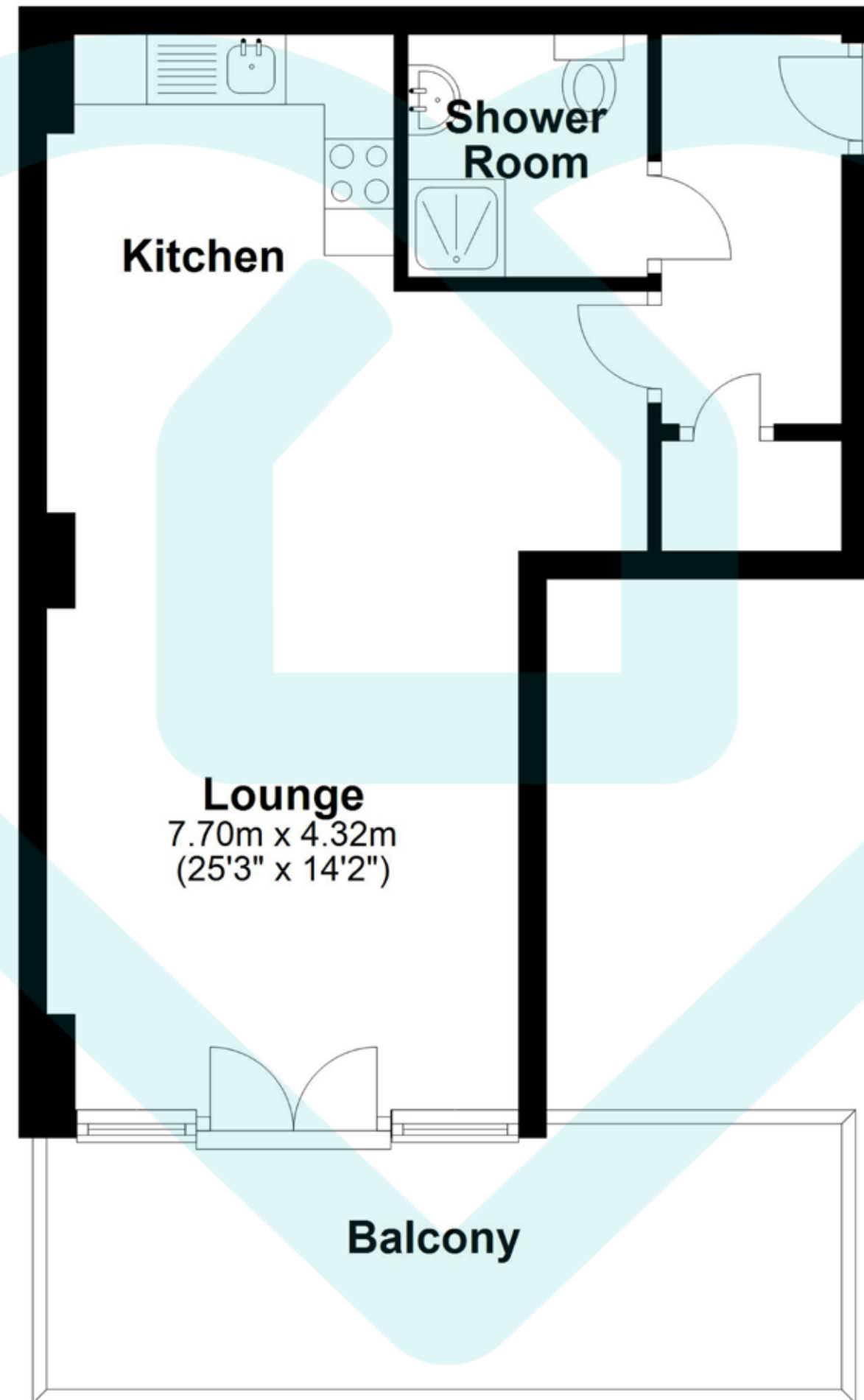
Step inside your new home.

White Croft Works opens into a smart hallway with practical storage leading off from it. Directly in front of the front door, you will find the shower room. This contains a modern three-piece suite with an attractive tiled finish and a chrome towel radiator. To the left of the shower room, you enter into the main open-plan living space. This is a great size studio space decorated in attractive neutral colours with elegant wooden flooring throughout. This room spans the full length of the home, giving you ample room for living, dining, and sleeping areas. The kitchen at the far end comprises of gloss white cupboards and drawers with a stylish black worktop. There is plenty of room for storage and food prep, making this a great social environment when cooking for guests. The room is lit with a wall length window and patio door, granting you access to the large private balcony. This space affords you a wonderful vantage point of Sheffield with a far-reaching view over the city skyline, making it perfect for dining out on summer evenings.



Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Lounge
7.70m x 4.32m
(25'3" x 14'2")

Total area: approx. 34.8 sq. metres (374.1 sq. feet)

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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