

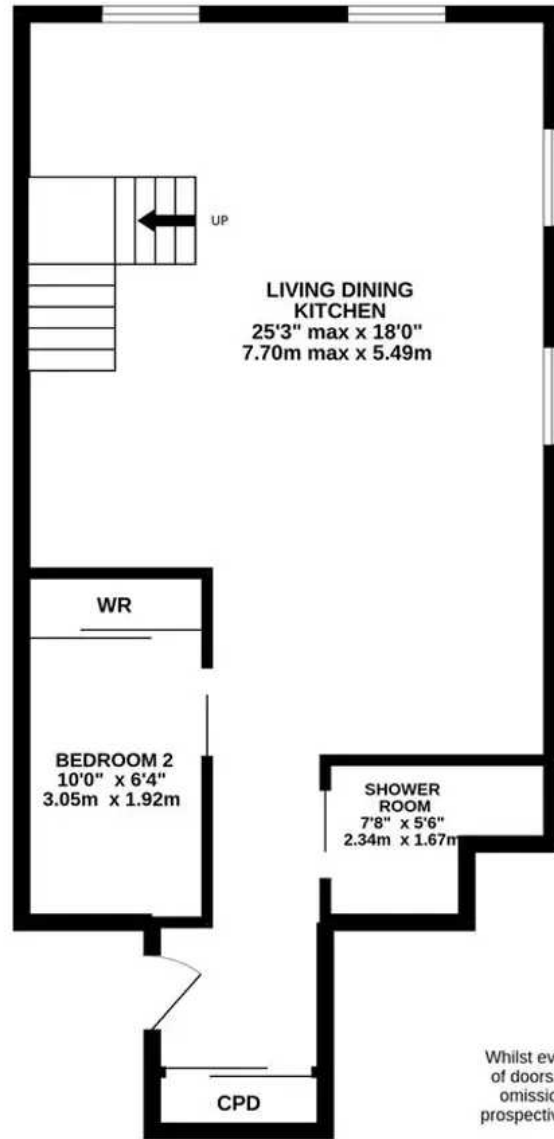


The Grain Warehouse, Wharf Street

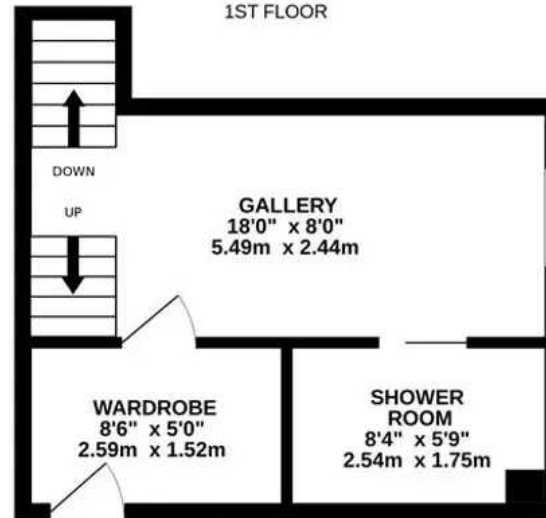
Victoria Quays, Sheffield

Offers in Region of **£265,000**

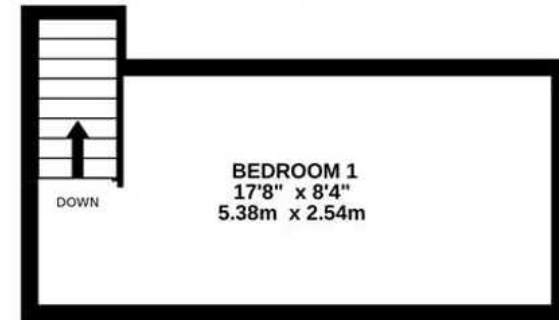
GROUND FLOOR



1ST FLOOR



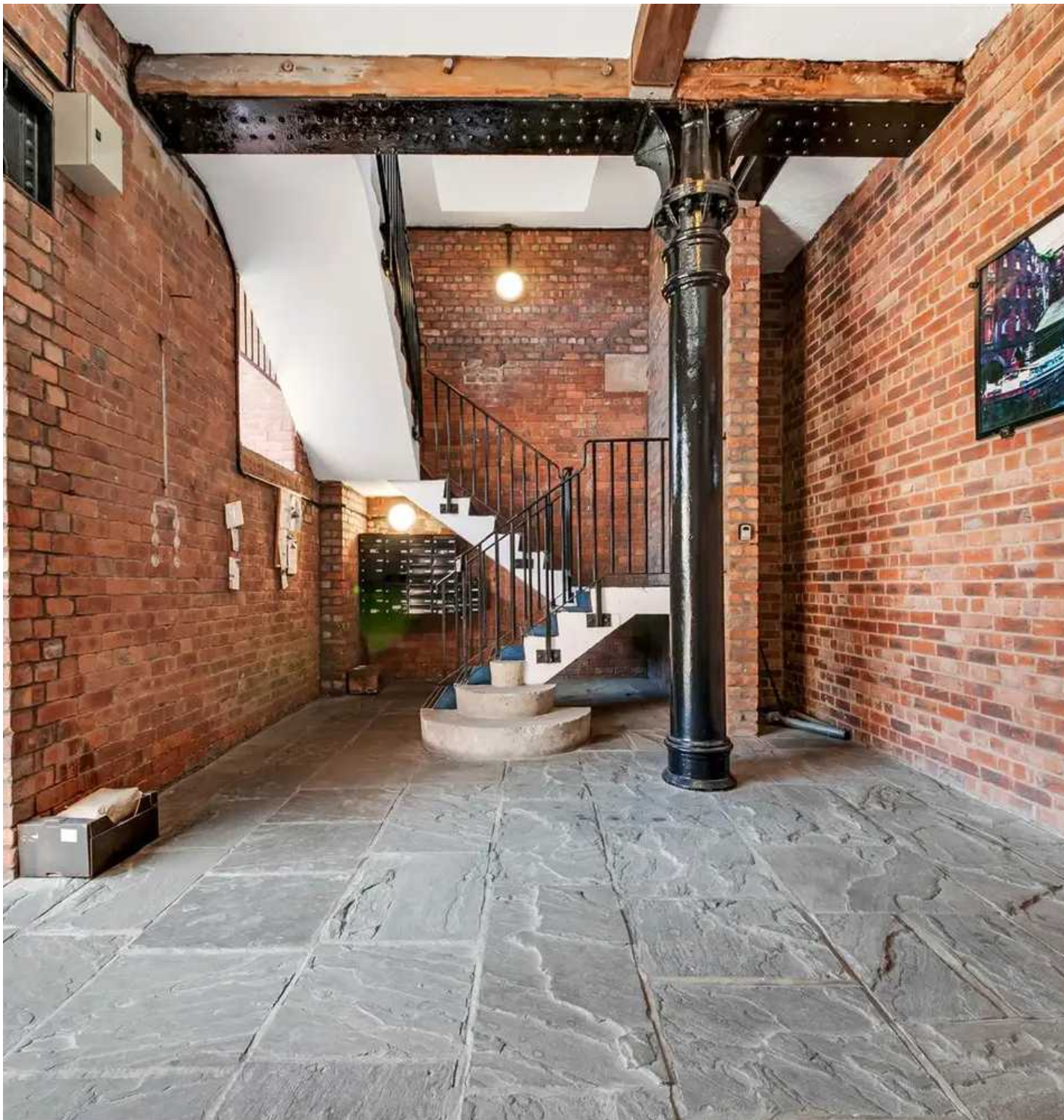
2ND FLOOR



THE GRAIN WAREHOUSE

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

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The Grain Warehouse, Wharf Street

Victoria Quays, Sheffield

A UNIQUE TRIPLEX APARTMENT OOZING CHARM AND CHARACTER WITH MANY PERIOD FEATURES IN EVIDENCE INCLUDING EXPOSED TIMBER FRAMEWORK, IRONMONGERY AND CENTRAL WHEEL. DETAILING THE PERIOD THIS FABULOUS BUILDING WHICH IS CONVERTED FROM A FORMER GRAIN WAREHOUSE. IDEALLY SITUATED CLOSE TO SHEFFIELD CITY CENTRE INCLUDING THE MANY SHOPS AND EATERIES AROUND VICTORIA QUAYS. THIS FABULOUS PROPERTY MUST BE VIEWED TO FULLY APPRECIATE THE CHARM AND QUALITY ACCOMMODATION ON OFFER IN THIS HIGHLY CONVENIENT LOCATION. This third floor apartment has the following accommodation: secure communal entrance, access to the apartment at the third floor level. The apartment itself comprises of accommodation over three levels as follows: to the initial level there is an open plan living / dining kitchen area with impressive high ceilings, bedroom two and shower room. To the first level there is a gallery landing providing interchangeable space as a further reception or possible sleeping area and giving access to the second shower room and walk-in wardrobe. To the level above there is a sleeping area over looking the living accommodation. Viewing is a must to fully appreciate this one of a kind apartment and benefits from no upper vendor chain. The EPC rating is D-57 and the council tax band is D.



ENTRANCE

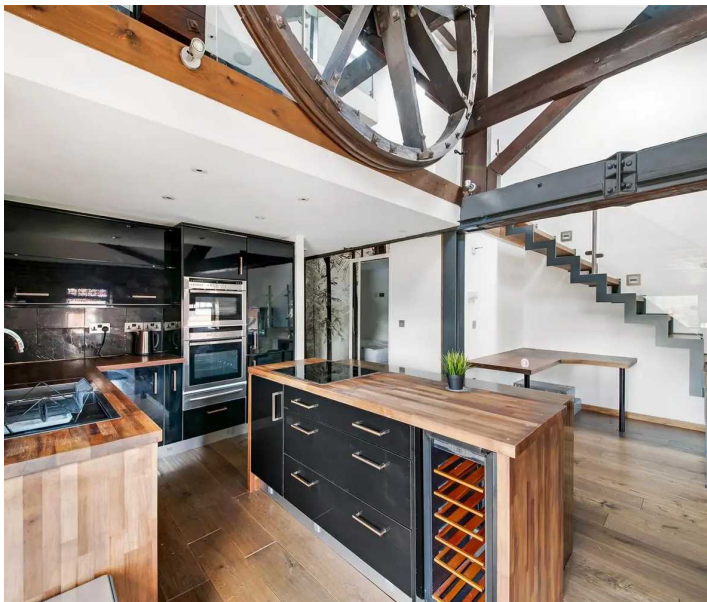
Entrance by an electric fob operated door to the ground level and to the communal entrance. The apartment can be found on the third floor and accessed via steps or via a lift to the communal floor. A door opens to the apartment.

ENTRANCE HALLWAY

With a fitted cupboard housing the electric consumer units, the hall has inset ceiling spotlights, a vertical radiator and wood flooring. The hallway gives access to the following:

SHOWER ROOM

Comprising of a three-piece white suite in the form of a close coupled W.C., wall mounted basin with chrome mixer tap over and walk-in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, an extractor fan, full tiling to walls and floor and a chrome towel rail / radiator. With inset ceiling spotlights, extractor fan, built in wardrobes and continuation of the wooden flooring.



BEDROOM TWO

With inset ceiling spotlights, extractor fan, built in wardrobes and continuation of the wooden flooring.



LIVING/DINING ROOM

A fabulous open planned space with open ceilings and exposing period features in the form of timber frames and a wheel which shows the character of this former grain warehouse. The period is further revealed with part exposed brick walling and iron work detailing. The room incorporates numerous areas with ample room for a dining table and chairs, lounge furniture and a fitted desk to allow for study space. The breakfast kitchen has a range of wall and base units in a high gloss black with a contrasting solid wood block worktops and part tiled splashbacks. There are integrated appliances in the form of Neff stainless-steel electric double oven with warming drawer and four burner Neff electric hob. Intergrated dishwasher, integrated washing machine, built-in fridge / freezer, wine cooler and a one and a half bowl stainless steel sink with chrome mixer tap over. Natural light is provided by timber double glazed windows to three elevations, two central heating radiators and is complimented by a continuation of the wooden flooring. Across from the entrance hallway we gain access to the following:

GALLERY

From the living space, a wooden staircase with a stainless steel and glass balustrade rises to the first level landing. This landing space has a built-in bookcase and furniture and this flexible area could be used as an additional reception space or indeed a potential sleeping area, positioned overlooking the living space. There is continuation of the wooden flooring, obscured uPVC double glazed window to the side and an obscured glazed door opens through to a shower room.

WALK-IN WARDROBE

'A secret wardrobe' hidden behind the bookcase to provide hanging space. Storage under the staircase has a lockable door out to the shared rear corridor.

SHOWER ROOM

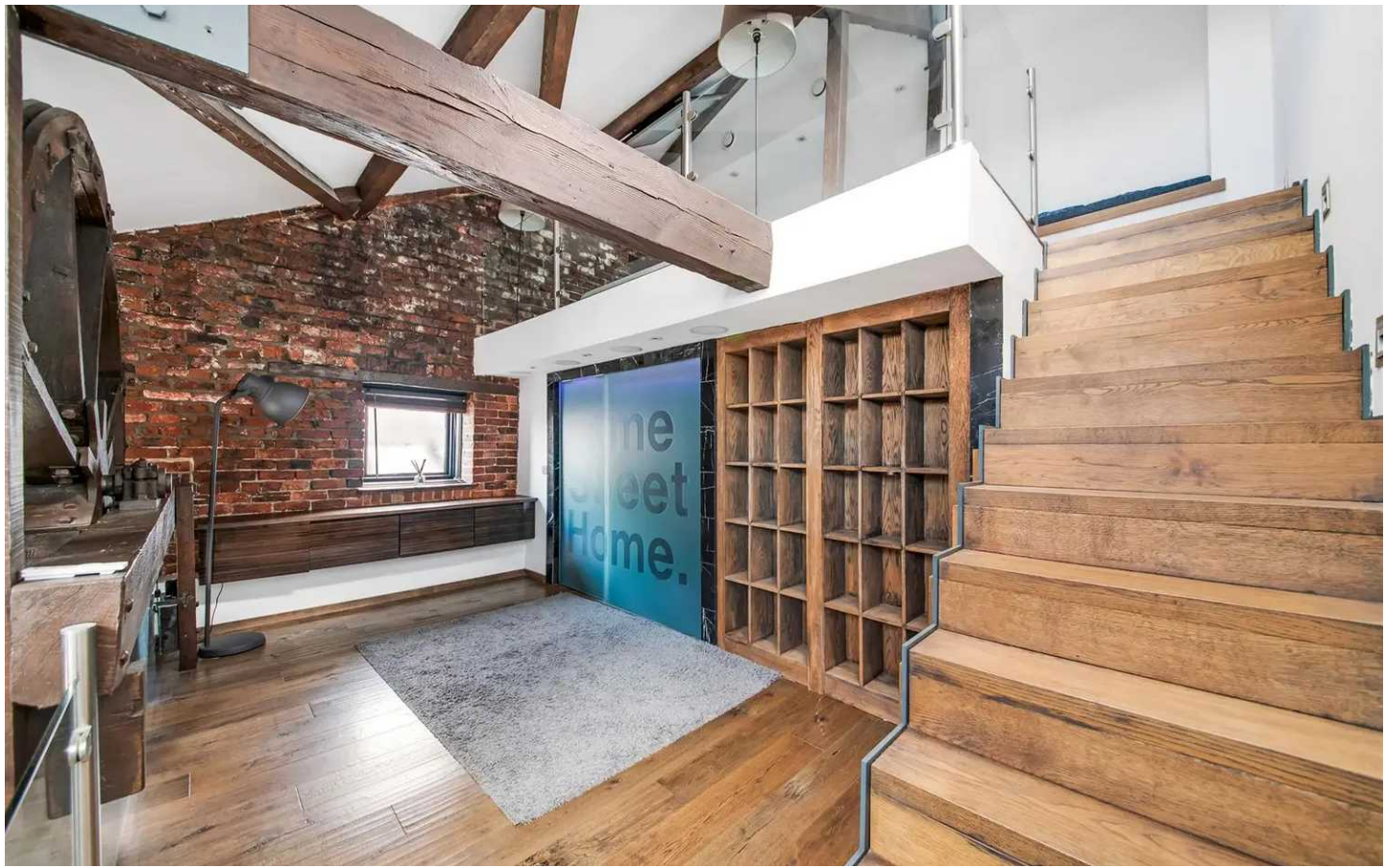
With automatic lighting, three-piece sanitary ware in the form of a close coupled W.C., wall mounted basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to walls and floor and stainless-steel towel rail / radiator.

BEDROOM ONE

From the first level, a timber staircase rises to the second level where we find bedroom one. A double sleeping area in a gallery position overlooking the apartments living space and first floor via a glass and stainless-steel balustrade. There is continuation of the wood flooring and exposed timbers and brickwork. There is built in seating, inset ceiling spotlights, recessed skirting board lights to the stairs going down to the living space and further light is provided by a Velux skylight.

OUTSIDE

There is an allocated parking spot in the designated secure carpark for permit holders accessed by a barrier and fob entry.





ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is D-57, the council tax band is D, and the property is Leasehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



Simon Blyth Estate Agents

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

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