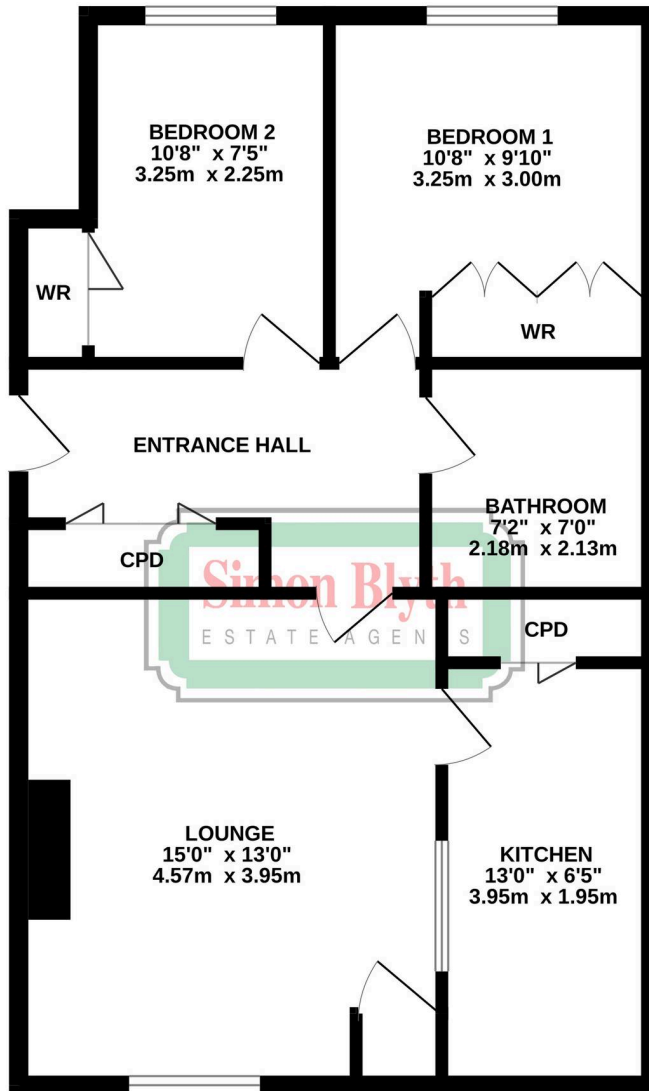




Fairfield Heights, Fulwood Road

Sheffield

Offers in Region of **£199,950**



FAIRFIELD HEIGHTS

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.
 Made with Metropix ©2024



Fairfield Heights

Fulwood, Sheffield

A PURPOSE BUILT APARTMENT, OCCUPYING THIS PLEASANT POSITION OFF OF THE MAIN THOROUGHFARE, YET WITHIN AN EASE OF REACH OF NEAR BY AMENITIES AND ACCESS TO THE CITY CENTRE. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE HOME SITS NESTLED ON THE THIRD FLOOR WITH LIFT ACCESS AND OFFERS THE FOLLOWING ACCOMMODATION; Inner hallway, living/dining room, fitted kitchen, two double bedrooms and bathroom. Externally, there is the share of communal grounds and allocated parking space with additional visitor space. The EPC rating is C-76 and the council tax band is D.

- NO UPPER VENDOR CHAIN
- THIRD FLOOR ACCOMMODATION
- SOUGHT AFTER LOCATION
- MAJOR TRANSPORT LINKS
- FANTASTIC CATCHMENT AREA





ENTRANCE

Entrance gained via a communal door at ground level with stairs and lift that reaches the third floor, where we find the apartment. The door opens through to the inner hallway.

INNER HALLWAY

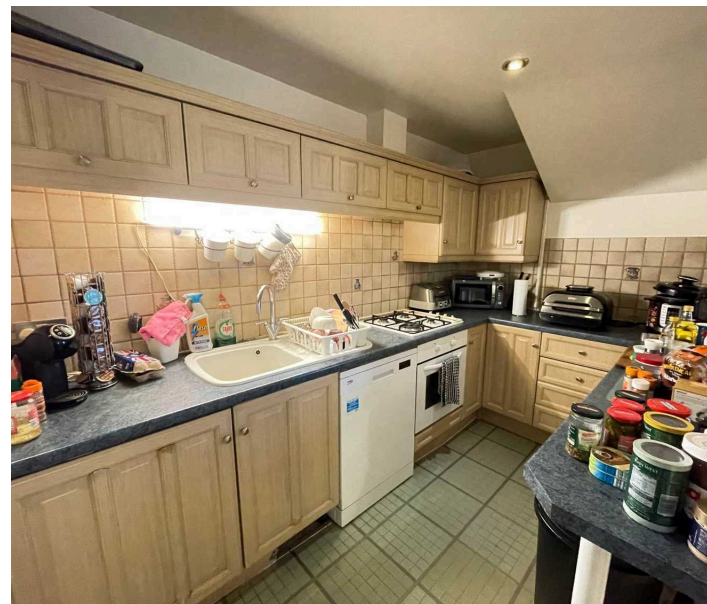
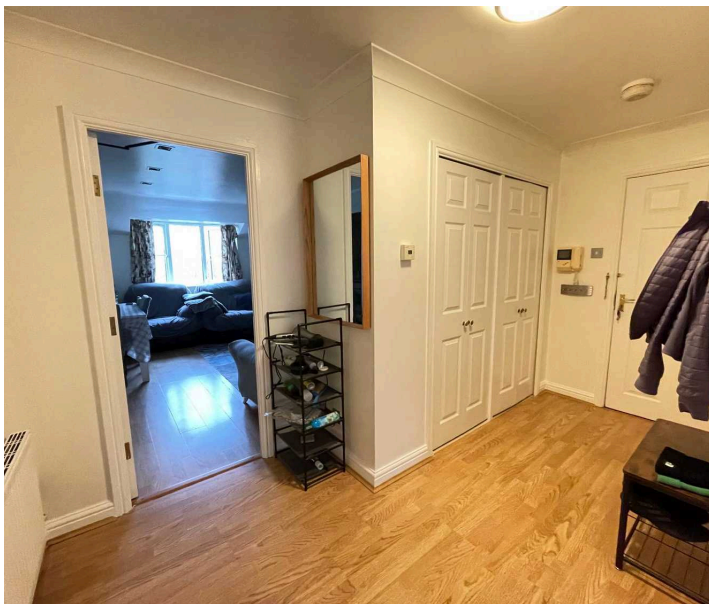
With ceiling light, built in cupboards, central heating radiator, wood effect laminate flooring and access to the loft space via a hatch. Here we gain entrance to the following rooms.

LIVING/DINING ROOM

A well proportioned principal reception space, with a feature fireplace, inset ceiling spotlights, wall light, coving to the ceiling, wood effect laminate flooring, central heating radiator and uPVC double glazed window with elevated views towards the city. There is also a serving hatch through to the kitchen.

KITCHEN

With a range of wall and base units in a wood effect shaker style with laminate worktops and tile splashbacks. There are integrated appliances in the form of electric oven, four burner gas hob with extractor fan over, integrated fridge freezer, plumbing for a dishwasher and sink with chrome mixer tap over. There are inset ceiling spotlights, central heating radiator, breakfast bar seating area and a pantry which also houses the boiler.



BEDROOM ONE

With built in wardrobes, ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window.

BEDROOM TWO

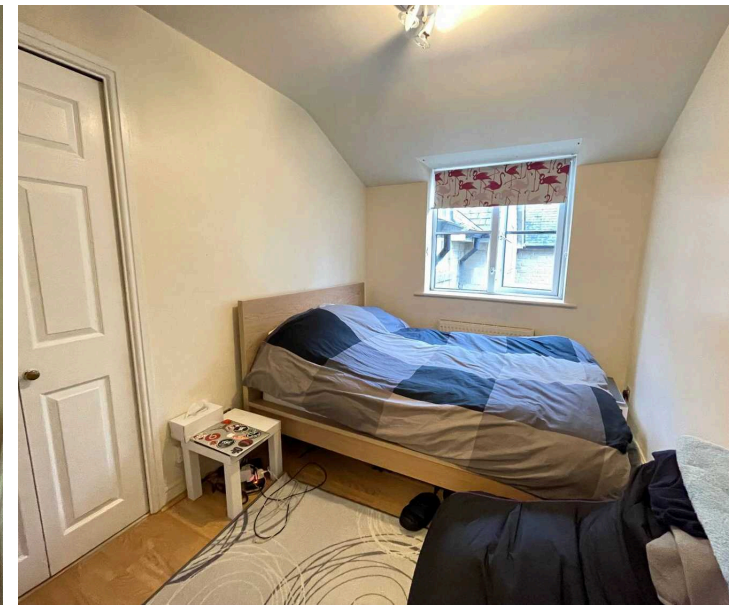
An additional double bedroom, with built in wardrobe, ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window.

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap and Triton electric shower over. There are inset ceiling lights, full tiling to the walls, shaver socket and central heating radiator.

OUTSIDE

There is share of the communal grounds and an allocated parking space and further additional visitor spaces.



ADDITIONAL INFORMATION

The EPC Rating is C-76, the Council Tax Band is D and we are informed by the vendor that 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)

COPYRIGHT

Unauthorized reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

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

0114 3216590

sheffield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000