

38a Tapton Crescent Road, Broomhill, Sheffield S10 5DA



A modern and spacious two double bedroom first floor apartment which is located on this quiet road in Broomhill. Perfect for first time buyers or Landlords, the property enjoys far reaching south facing views and has an allocated parking space to the rear of the development, upvc double glazing and economy 7 heating. Located close to a wealth of shops, cafes and transport links in Crookes and Broomhill giving easy access to the Universities, Hospitals and City Centre, the property is perfectly placed for everyone! The property is also situated close to open countryside and is within the catchment area of Lydgate and Tapton schools. In brief, the property comprises; Secured Communal Entrance Lobby with staircase rising to the first floor Landing area, Entrance Hallway with storage, spacious Living/Dining Room with views, a Kitchen with fitted units, two double sized Bedrooms and a four piece Bathroom. Outside there are well manicured communal grounds surrounding the block and there are allocated parking bays. The property is available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing!

- FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- SPACIOUS AND WELL PRESENTED

- TWO DOUBLE BEDROOMS
- CLOSE TO BROOMHILL/CROOKES
- IDEAL FOR FTB/LANDLORDS

- STUNNING VIEWS
- NO CHAIN INVOLVED
- EASY ACCESS TO UNI/HOSPITALS

£165,000



GROUND FLOOR ACCOMMODATION

SECURE COMMUNAL ENTRANCE LOBBY

Access to the property is gained through a front facing secured communal entrance door which has an intercom system for added security. Having a staircase rising to the first floor Landing area which gives direct access to the flat.

FIRST FLOOR ACCOMMODATION

ENTRANCE HALLWAY

A wooden entrance door gives access to the entrance hallway which has solid wood flooring, a useful storage cupboard, further cupboard housing the water tank and doors leading to all rooms in the flat.

OPEN PLAN LIVING/DINING ROOM (13'5" x 17'5" max)

A spacious and welcoming living room which has a front facing upvc double glazed window giving stunning far reaching views and a side facing upvc double glazed window bringing much light into the room. With solid wood flooring, serving hatch to the kitchen and an electric fire with wood surround. There is ample space for a dining table and chairs.

KITCHEN (7'7" x 13'4")

A bright and airy kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, tiled splashbacks to the walls and an extractor fan. With space for an electric cooker, fridge freezer and washing machine, rear facing upvc double glazed window, vinyl flooring and space for a dining table if required.

MASTER BEDROOM (10'4" x 13'2")

A spacious double sized room which has a rear facing upvc double glazed window, fitted wardrobes, solid wood flooring and a storage heater.

BEDROOM TWO (7'7" x 13'5")

The second bedroom is another double sized room which has solid wood flooring, a storage heater and front facing upvc double glazed window enjoying far reaching views.

BATHROOM

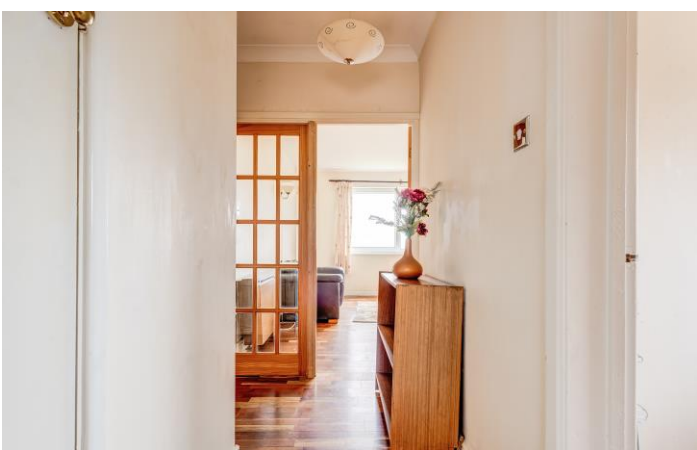
A modern styled bathroom which has a four piece suite comprising of a panelled bath, separate shower enclosure, low flush wc and vanity wash basin. With tiling to the walls, tiled floors and a rear facing upvc double glazed window.

OUTSIDE

The property is situated within communal grounds including a pathway leading to the entrance door, well maintained lawns, shrubs and hedges. To the rear of the building there is a parking area with an allocated space for flat 38a.

VIEWINGS

Viewings are strictly by appointment only. In order to book your viewing please contact Archers Estates.



First Floor

Approx. 66.7 sq. metres (717.8 sq. feet)



Total area: approx. 66.7 sq. metres (717.8 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 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.

Plan produced using PlanUp.

38a Tipton Crescent Road, Sheffield

EPC RATING D



Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG
T: 0114 268 3833 E: info@archersestates.co.uk www.archersestates.co.uk

Registered in England No. 5630937

