

12 Hallam Chase, Sandygate, Sheffield S10 5SW



A spacious and well presented one bedroom ground floor flat which is located within this popular and quiet development off Sandygate Road. Perfect for first time buyers or landlords, the property requires a scheme of modernisation throughout which offers the buyer the chance to alter to ones own tastes. Situated close to shops and amenities, the property also enjoys easy access to the Universities and Hospitals thanks to regular bus routes outside of the development. With double glazing and electric heating throughout, the property in brief comprises; Private Entrance Hallway, Living/Dining Room, Inner Hallway, Kitchen with fitted units, Bedroom and Bathroom. Outside, the development is situated within communal grounds to the front and rear and there are parking bays to the front with an allocated space for this flat and visitor bays too. The property is available to the market with NO CHAIN INVOLVED – Call Archers to book your viewing today!

- GROUND FLOOR FLAT
- EASY ACCESS TO UNI/HOSPITALS
- REQUIRES MODERNISATION

- ONE BEDROOM
- ALLOCATED PARKING SPACE
- IDEAL FOR FTB/LANDLORDS

- NO CHAIN INVOLVED
- DOUBLE GLAZING/ELECTRIC HEATING
- CLOSE TO AMENITIES

£105,000

GROUND FLOOR ACCOMMODATION

PRIVATE ENTRANCE HALLWAY

A side facing entrance door leads to the Private Entrance Hall, which has a double glazed window and further door leading to the Living/Dining room.

LIVING/DINING ROOM (17'2" X 13'7")

A bright and spacious room which offers space for a seating arrangement and a dining table also. With front and side facing double glazed windows, two electric heaters and a door leading to the Inner Hallway.

INNER HALLWAY

Having doors leading to all rooms in the flat and an electric heater.

KITCHEN (13'3" X 5'2")

Enjoying a linear style layout, this spacious kitchen has fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and tiled splashbacks to the walls. With space for appliances including a cooker, washing machine and fridge freezer, a large storage cupboard, vinyl tiled floor and a rear facing entrance door leading to the outside.

BEDROOM (10'7" X 8'0")

A good sized bedroom which has a rear facing double glazed window and electric storage heater.

BATHROOM

Having a grey coloured suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With partially tiled walls, vinyl flooring and an extractor fan.

OUTSIDE

To the front of the development there are parking bays including an allocated one for this flat and visitor bays. With well manicured communal grounds surrounding.

TENURE DETAILS/SERVICE CHARGES

We have been informed that the property is of Leasehold tenure. The service charges are £76.50 per month and the lease length is 300 years from September 1986.



EPC RATING D

Archers. The Independent Estate Agent that works for you.

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