

## 83 Heavygate Road, Crookes, Sheffield S10 1PE



A spacious, modern styled one bedroom plus study first floor flat which is located within this popular yet quiet development in Crookes. Perfect for first time buyers, downsizers or landlords, the property is handily located near to a wealth of shops in Crookes, Commonsides and Walkley and benefits from easy access to the Universities, Hospitals and City centre thanks to regular transport links nearby. With double glazing and communal central heating throughout, communal parking, affordable service charges and stunning far reaching views to name a few highlights, this is a property you cannot miss! In brief, the property comprises; Communal Entrance Lobby with staircase rising to the first floor, Entrance Hallway with two storage cupboards, Lounge with far reaching views, Kitchen with fitted units, a spacious Bedroom, Study/Office and Bathroom. Outside, the property is set within communal grounds which have lawns and communal parking bays. A viewing is essential – Contact Archers Estates to book your viewing today!

- FIRST FLOOR FLAT
- COMMUNAL PARKING
- IDEAL FOR FTB/DOWNSIZERS

- ONE BEDROOM PLUS STUDY
- EASY ACCESS TO UNI/HOSPITALS
- MODERN AND TASTEFUL

- STUNNING VIEWS
- CLOSE TO SHOPS/AMENITIES
- AFFORDABLE SERVICE CHARGES

**£119,950**



**GROUND FLOOR ACCOMMODATION**

**COMMUNAL ENTRANCE LOBBY AREA**

A secure entrance door leads to the communal lobby area, which has a staircase rising to the first floor accommodation.

**FIRST FLOOR ACCOMMODATION**

**ENTRANCE HALLWAY**

A wooden entrance door leads in to the Entrance Hallway, which has a radiator, two useful storage cupboards and doors to all rooms

**LOUNGE (13'10" x 11'1")**

A bright and spacious room which enjoys stunning south facing views through the rear facing upvc double glazed window. With a radiator, space for a dining table and a door leading to the Kitchen.

**KITCHEN (12'3" x 6'2")**

Having modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. With space for appliances including a cooker and fridge freezer. There are tiled splashbacks to the walls and a rear facing upvc double glazed window giving excellent views.

**BEDROOM (10'11" x 11'9" max)**

A spacious double sized bedroom which has a radiator and front facing upvc double glazed window.

**STUDY (7'2" x 3'5")**

A great addition to the property, having a front facing upvc double glazed window and space for a desk.

**BATHROOM**

Having a suite comprising of a panelled bath with shower over, pedestal wash basin and low flush wc. With partially tiled walls, vinyl flooring and a radiator. There is also a cupboard with space and plumbing for a washing machine.

**OUTSIDE**

The development is set within communal grounds which includes lawns to the rear, shrubs/borders and communal parking bays to the front.

**TENURE**

The property is of leasehold tenure, with a ground rent of £10 per annum and a service charge of £98.23 for the past year, which can vary slightly.

**EPC RATING D**



Archers. The Independent Estate Agent that works for you.

Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG

T: 0114 268 3833 E: info@archersestates.co.uk www.archersestates.co.uk

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