



Bluecoat Rise, Sheffield S11 9DW

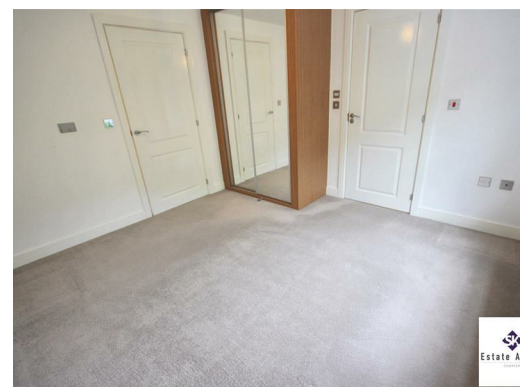
£250,000

GUIDE PRICE £250,000 - £275,000

VIRTUAL TOUR AVAILABLE

SK Estate Agents are delighted to offer for sale this well-presented two-bedroom, two-bathroom apartment located on the first floor of this attractive development, benefiting from an allocated parking space and external storage cupboard. In the highly sought after area of Ecclesall, and finished to a very high standard throughout, the property briefly comprises: entrance hallway, two bedrooms, one with en-suite, bathroom and an open plan lounge/diner and kitchen. Outside there are communal gardens to the front of the property and to the rear allocated parking for one vehicle. The property is situated within easy reach of a host of local amenities and public transport links into the city centre.

Tenure: Leasehold



Entrance Hallway

3'7" x 14'0" (1.11m x 4.28m)

Accessed via a secure communal entrance with composite door, the property is reached by stairs to the first floor.

Entrance through timber door into a welcoming hallway with laminate flooring, gas central heating radiator, intercom system, and two useful storage cupboards.

Lounge / Kitchen

24'0" x 14'7" (7.32m x 4.47m)

A spacious open-plan living and kitchen area. The kitchen offers a range of high gloss white wall and base units with contrasting work surfaces, a one and a half bowl stainless steel sink with chrome mixer tap, four-ring gas hob with extractor above, and integrated appliances including fridge, freezer, dishwasher, and central island. The lounge area benefits from gas central heating radiators and two sets of French doors opening to the rear, providing plenty of natural light.

Bedroom One

11'2" x 10'6" (3.42m x 3.22m)

A generously sized double bedroom with fitted mirrored wardrobes, rear facing UPVC double glazed window, gas central heating radiator, and carpeted flooring.

En-Suite Shower Room

8'5" x 2'10" (2.57m x 0.87m)

Fitted with white suite comprising: shower enclosure with glass screen and electric shower, floating sink with chrome mixer tap, and low flush WC. Finished with tiled splashbacks, half-tiled walls, tiled flooring, a large mirror, and chrome heated towel rail.

Bedroom Two

8'6" x 10'9" (2.60m x 3.30m)

A further good-sized double bedroom with fitted mirrored wardrobes, front facing UPVC double-glazed window, gas central heating radiator, and carpeted flooring.

Bathroom

5'6" x 7'1" (1.69m x 2.17m)

A modern family bathroom featuring a bath with thermostatic shower over, floating sink with chrome mixer tap, and low flush WC. Also benefiting from a front facing UPVC obscure glass window, tiled flooring, and chrome heated towel rail.

Outside

The property benefits from an allocated off-road parking space and a private external storage cupboard, ideal for bikes or outdoor equipment.



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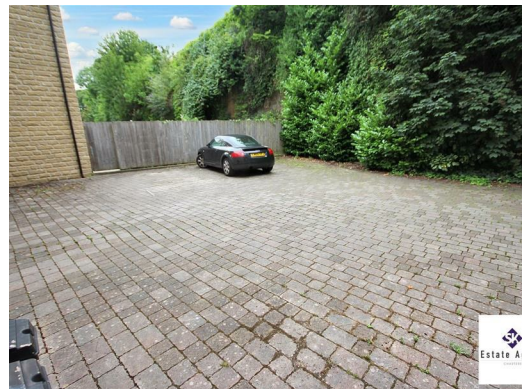
Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



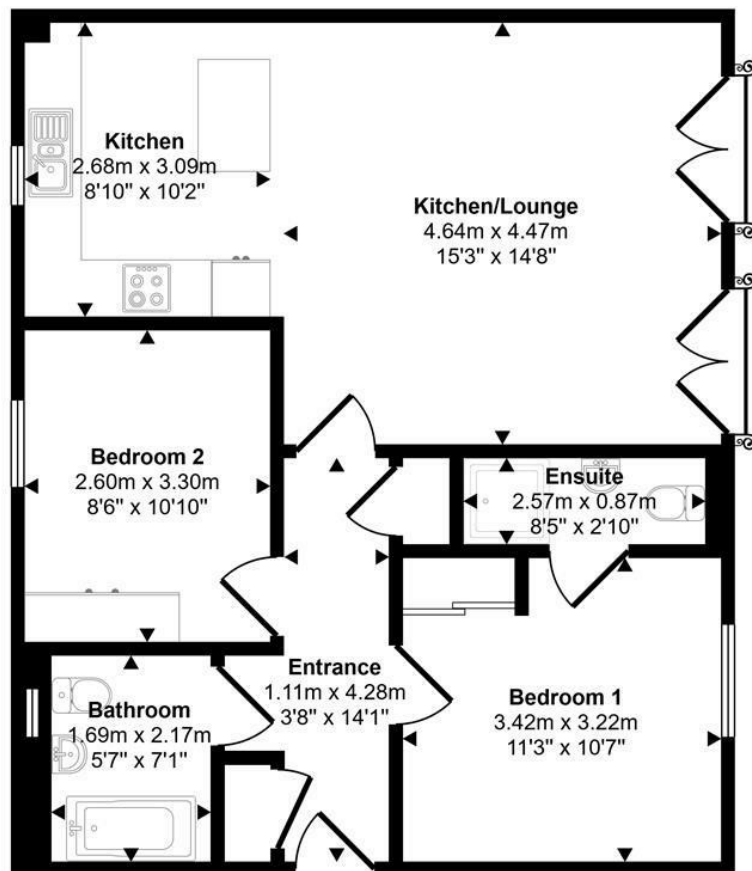
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Approx Gross Internal Area
66 sq m / 712 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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