



Endcliffe Vale Road, Sheffield S10 3EW

Guide Price £75,000

****Guide Price £75,000 - £85,000****

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this first floor studio apartment which offers the perfect location close to universities, hospitals, Endcliffe Park and the bustling Ecclesall Road. Boasting a large lounge/bedroom, separate kitchen and a shower room, the apartment would be ideal for first time buyers. A viewing is highly recommended.

This property is not suitable for investors.

Tenure: Leasehold



Entrance

Accessed via a timber entrance door into the hallway having carpeted flooring and a useful coat cupboard.

Shower Room

7'11" x 4'7" (2.42m x 1.41m)

Fitted with a three piece suite comprising: corner glass shower cubicle with electric shower, low flush WC and pedestal wash hand basin. Boasting tiling to the splash back areas, cushioned flooring and extractor fan.

Bedroom / Lounge Area

20'1" x 9'9" (6.14m x 2.98m)

The main living space is well proportioned with a front facing UPVC double glazed window, carpeted flooring, fitted wardrobes and a panel radiator.

Kitchen

8'6" x 6'1" (2.60m x 1.86m)

Fitted with a range of white wall and base units with contrasting roll-edged worktops incorporating a stainless steel sink with drainer. Space for a freestanding cooker, plumbing for a washing machine and space for a fridge/freezer. Having cushioned flooring, tiled splashbacks and front facing UPVC double glazed window.

Outside

To the front there is ample on site parking for residents.



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Website: www.skestateagents.co.uk

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

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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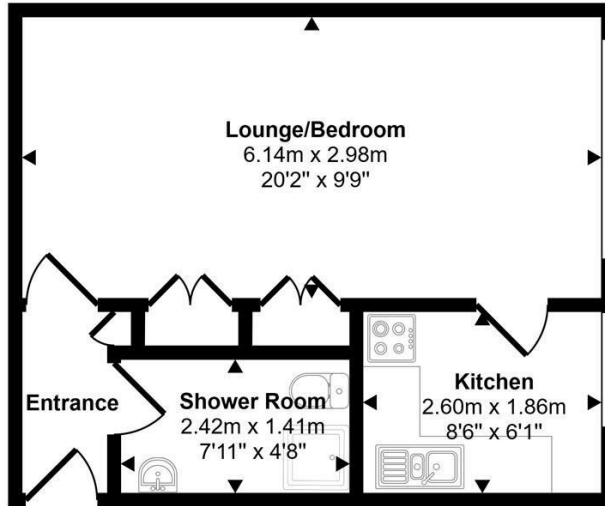
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Approx Gross Internal Area
31 sq m / 334 sq ft



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	45	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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