



**Sandby Court, S14 1DG**

**Guide Price £100,000**

**\*\*GUIDE PRICE £100,000 - £110,000\*\***

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this well presented, 1 bedroomed town-house located within the popular area of Gleadless and within easy access of public transport links, shops, amenities and the Super Tram. The accommodation briefly comprises: an open-plan living room, kitchen, one double bedroom, bathroom and an allocated parking space.

Tenure: Leasehold



## Entrance Porch

Entrance through front-facing UPVC double glazed door into entrance porch, having vinyl flooring, side facing window and large storage cupboard housing the boiler.

## Open-Plan Lounge and Kitchen

18'3" x 13'10" (5.58m x 4.23m)

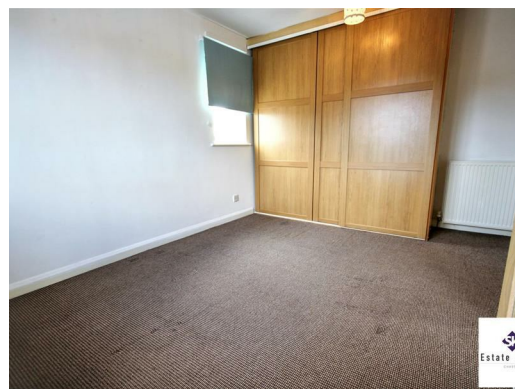
Well proportioned open plan kitchen and lounge. The kitchen is fitted with a range of wall and base units with complementary worktops incorporating stainless steel sink with swan neck mixer tap, freestanding oven and having space and plumbing for a washing machine. Also having vinyl flooring and front facing UPVC double glazed window.



The lounge is made bright and airy by virtue of the front and side facing UPVC double glazed windows, and has carpeted flooring and a feature fireplace. Also having central heating, radiators and useful under stair storage cupboard.

## First Floor Landing

Carpeted flooring and doors to bedroom and bathroom.



## Bedroom One

10'7" x 13'5" (3.24m x 4.09m)

A good sized and neutrally decorated double bedroom with front facing UPVC double glazed windows, two large fitted wardrobes and a central heating radiator.



## Bathroom

7'0" x 6'2" (2.15m x 1.90m)

Modern bathroom with three piece suite comprising: bath with thermostatic shower over and screen to one side, low flush WC and pedestal wash hand basin. Also having fully tiled walls, cushioned flooring, and rear facing obscured UPVC double glazed window.



## Outside

There is a small low maintenance lawned garden to the front and side. The property also comes with an allocated car parking space.



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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk) Email: [info@skestateagents.co.uk](mailto: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



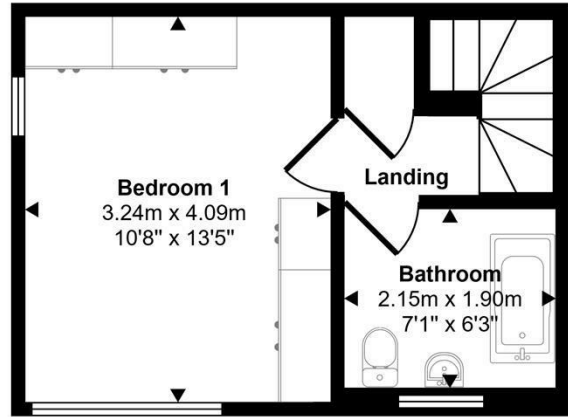
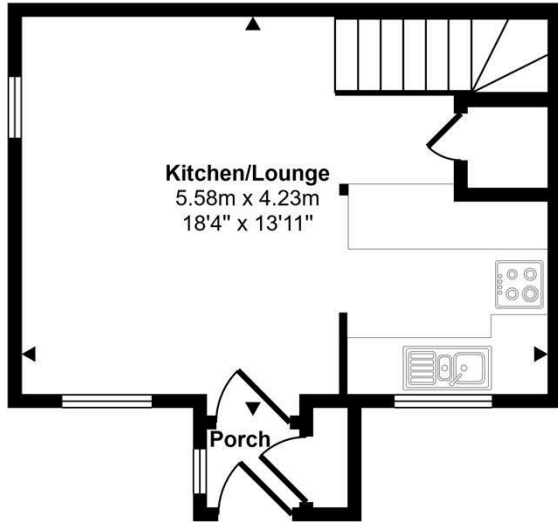
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Approx Gross Internal Area  
47 sq m / 510 sq ft



First Floor  
Approx 23 sq m / 248 sq ft

Ground Floor  
Approx 24 sq m / 262 sq ft

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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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