



Lingfoot Place, Sheffield S8 8DG

Guide Price £90,000

****GUIDE PRICE £90,000 - £100,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this well presented, two bedroom, second (top) floor flat, located in the popular area of Jordanthorpe. Convenient for a wide range of local amenities including schools, shops and leisure facilities, the accommodation would be ideal for first time buyers or investors and in brief comprises: hallway, lounge/diner, kitchen, two bedrooms, store room and shower room. A viewing is highly advised.
Tenure: Leasehold



Entrance

Timber entrance door leading into the entrance hallway with wood flooring and a useful storage cupboard.

Lounge/Diner

20'0" x 10'8" (6.11m x 3.26m)

Well proportioned, dual aspect, reception room with UPVC double glazed windows to the front and rear. Having laminate flooring and central heating radiator. Providing ample space for lounge and dining furniture.

Kitchen

6'2" x 10'3" (1.89m x 3.14m)

Fitted with a range of white wall and base units with complementary square-edged worktops, incorporating a 1½ bowl sink with chrome mixer tap, a four-ring electric hob with oven beneath and extractor above. There is space and plumbing for washing machine and fridge freezer. UPVC double glazed window to rear.

Bedroom One

9'6" x 12'6" (2.92m x 3.83m)

Well presented principal bedroom with UPVC double glazed window to front, carpeted flooring, and central heating radiator.

Bedroom Two

9'8" x 8'6" (2.96m x 2.61m)

A further double bedroom with UPVC double glazed window to the front, carpeted flooring, and central heating radiator.

Store Room

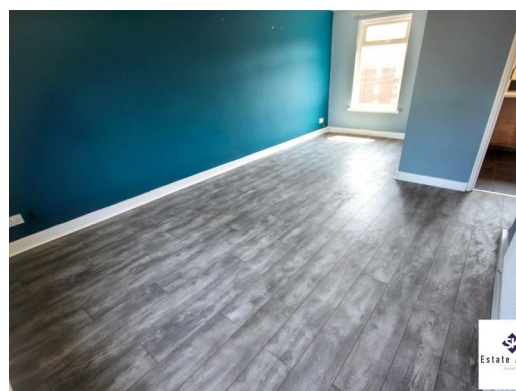
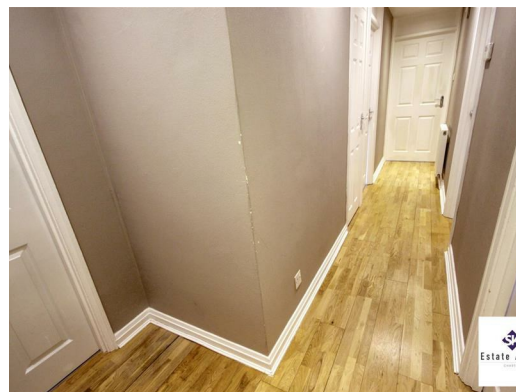
6'1" x 5'10" (1.87m x 1.78m)

A useful and well proportioned storage room with UPVC double glazed window and carpeted flooring.

Shower Room

6'4" x 7'8" (1.94m x 2.34m)

Fitted with white suite comprising: double shower cubicle with thermostatic shower and glass doors, vanity sink unit, and low-flush WC. Having tiled flooring and aqua-board splashback to walls, chrome heated towel rail, obscure-glazed UPVC window to rear, and storage cupboard housing the combi boiler.



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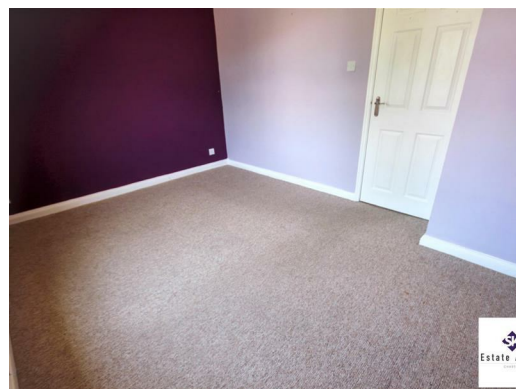
Website: www.skestateagents.co.uk

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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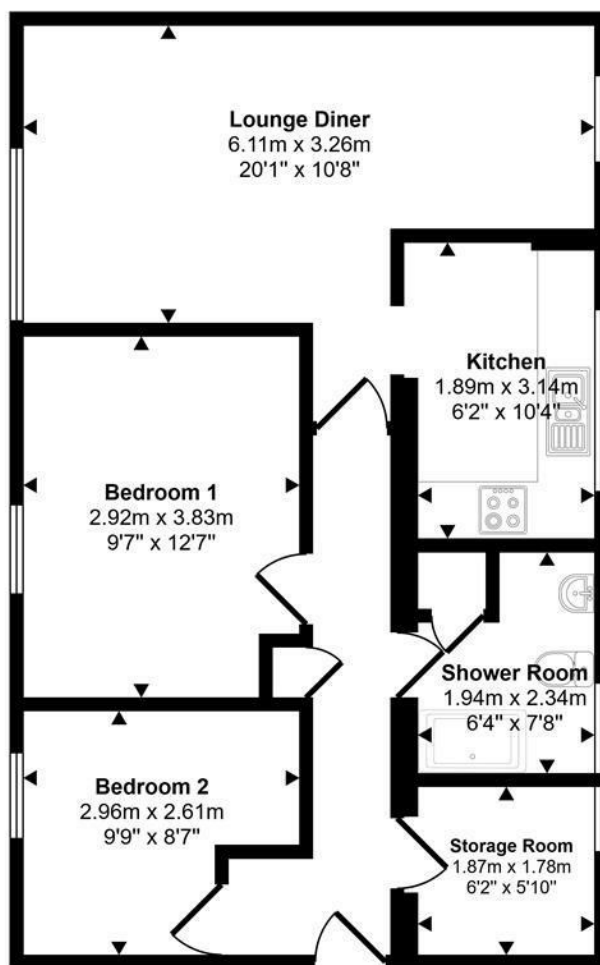
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Approx Gross Internal Area
60 sq m / 650 sq ft



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		
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Not environmentally friendly - higher CO ₂ emissions		
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