



60 Moorbank Road, Sheffield, S10 5TR



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Guide Price

£265,000

GUIDE PRICE £265,000 to £275,000

A spacious and light-filled first-floor apartment offering two excellent double bedrooms, generous living space and superb far-reaching views over open countryside. Larger than average and ideal for first-time buyers, downsizers or landlords, the property benefits from sizeable rooms, an impressive living/dining area with balcony, its own private entrance and a tandem double garage to the rear.

Positioned on a quiet residential road in Sandygate, the apartment enjoys convenient access to local shops and amenities in Crosspool. Regular transport links nearby provide straightforward routes to the universities, hospitals and the Peak District, making this a well-connected yet peaceful location. The property features UPVC double glazing and gas central heating throughout, and the accommodation comprises: side entrance lobby with stairs rising to the first floor, a welcoming hallway with storage, a bright open-plan living room with balcony access, a fitted kitchen, two well-proportioned double bedrooms and a modern shower room.

Outside, the development is surrounded by communal lawns and landscaped areas, there is also a substantial tandem double garage complete with power and lighting.

Leasehold: 200-year term from 1968. Management charge £1,200 per annum. Ground rent £150 per annum. Council Tax Band C. A viewing is highly recommended to appreciate the space, setting and views this excellent apartment offers.



- Spacious first-floor apartment with two double bedrooms and abundant natural light.
- Superb countryside views and a bright open-plan living/dining room with balcony.
- Private entrance plus a sizeable tandem double garage with power and lighting.
- Peaceful setting in Sandygate, close to amenities in Crosspool.
- Excellent transport links providing easy access to universities, hospitals and the Peak District.
- Fitted kitchen, modern shower room, UPVC double glazing and gas central heating throughout.
- Communal gardens surrounding the development, offering well-maintained outdoor space.
- Leasehold: 200-year term from 1968; £1,200pa service charge; £150pa ground rent; Council Tax Band C.

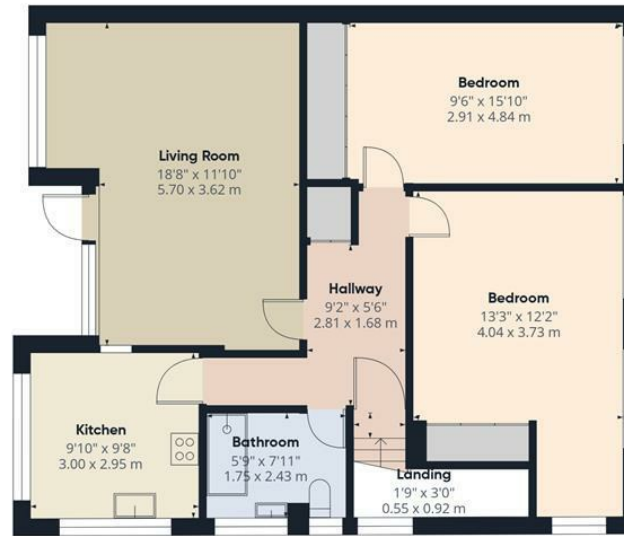






Hallway
2'11" x 3'4"
0.90 x 1.04 m

Ground Floor Building 1



Living Room
18'8" x 11'10"
5.70 x 3.62 m

Bedroom
9'6" x 15'10"
2.91 x 4.84 m

Bedroom
13'3" x 12'2"
4.04 x 3.73 m

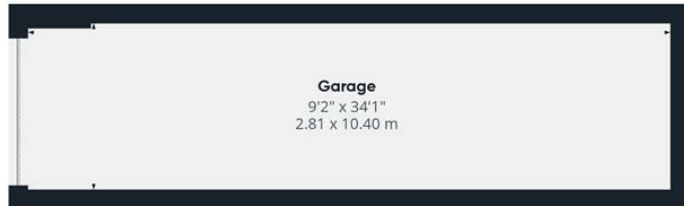
Hallway
9'2" x 5'6"
2.81 x 1.68 m

Kitchen
9'10" x 9'8"
3.00 x 2.95 m

Bathroom
5'9" x 7'11"
1.75 x 2.43 m

Landing
1'9" x 3'0"
0.55 x 0.92 m

Floor 1 Building 1



Garage
9'2" x 34'1"
2.81 x 10.40 m

Ground Floor Building 2



Approximate total area^m
1215 ft²
113 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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