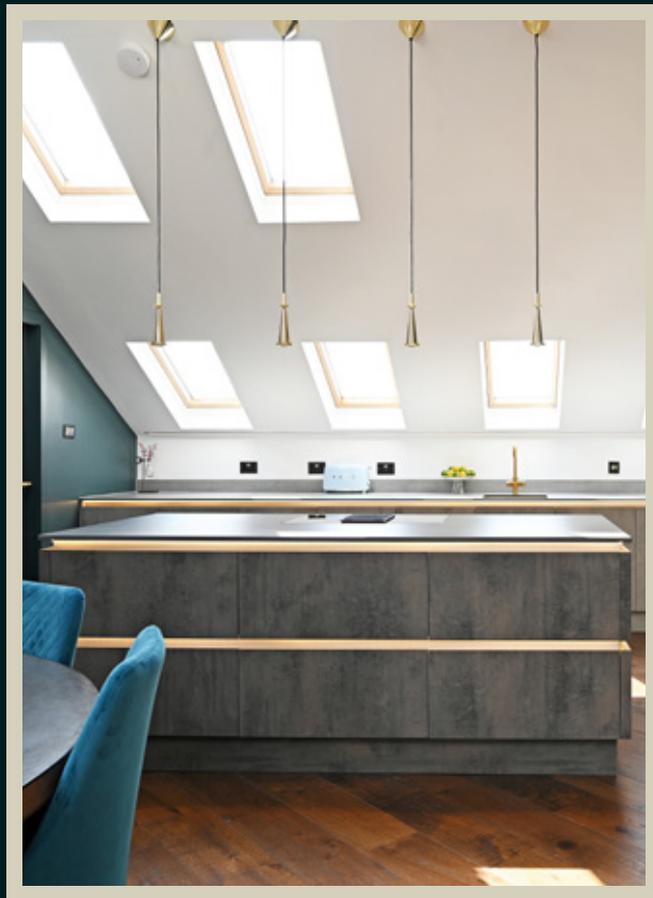


# FLAT 11, CHAPEL WEST



BLenheim



METHODIST  
NEW CONNEXION  
CHAPEL  
1828.

MEMORIAL

Zone  
ENDS

Blue arrow sign pointing down

P  
CC-4

Blue 'G' sign



BALCONY VIEW

Offering a beautiful family retreat in the heart of Sheffield, welcome to Flat 11, Chapel West, 58 Scotland Street. This fabulous home offers stunning, easy living with all the living spaces set across one spacious floor.

The heart of the home is undeniably the open-plan living kitchen that has a range of integrated appliances. This large space is perfect for both hosting and unwinding and is bathed in natural light due to many roof windows and a large, characterful timber sash window. Three bedrooms include a superb master bedroom suite that has an en-suite bathroom and a delightful balcony that overlooks the local area. Completing the property is a well-appointed office, that could be used as a bedroom, perfect for home-working and a family shower room. There is also an allocated parking space for the property.

This property is located with good access to the city centre of Sheffield and Kelham Island, which includes a wide range of shops, restaurants, bars, public houses and supermarkets. There is good access to public transport such as the Sheffield tram network and Sheffield Train Station. There are also a host of public parks close-by.



OPEN PLAN LIVING KITCHEN

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*A superb light filled open plan living kitchen with a stunning timber sash window and a useful kitchen with integrated appliances*

# THIRD FLOOR

*A timber door opens to the:*

## Entrance Hallway

Having a flush light point, coat hooks, electric radiator and timber flooring. A timber door opens to bedroom 3 and the open-plan living kitchen.

## Bedroom 3

12'8 x 7'4 (3.86m x 2.24m)

With Velux roof windows, recessed lighting and an electric radiator.

## Open Plan Living Kitchen

34'8 x 22'2 (10.57m x 6.76m)

A fabulous open-plan space having Velux roof windows, a front facing timber double glazed sash window, recessed lighting, pendant light points, extractor fan, wall mounted light points, electric radiators, TV/aerial point and timber flooring. There is a range of fitted base/wall and drawer units incorporating a work surface, strip lighting and a 1.0 bowl sink with a quooker tap. Appliances include two ovens with a warming drawer and a fridge/freezer. There is also a separate central island with a matching work surface that has an integrated induction hob with an extractor vent. Fitted furniture includes shelving. Timber doors open to the office/bedroom 4 and the inner hall.

## Office

12'5 x 7'7 (3.78m x 2.71m)

A well-appointed office with a Velux roof window, recessed lighting, electric radiator and timber flooring. A timber door opens to a storage cupboard.

## Inner Hall

Having a Velux roof window, wall mounted light point, flush light points, electric radiator and timber flooring. Timber doors open to the family shower room, bedroom 2, master bedroom and the rear exit.

## Family Shower Room

A modern shower room that is fully tiled with a Velux roof window, recessed lighting, wall mounted light points and an extractor fan. There is a suite in white comprising a wall mounted WC, a wash hand basin with a chrome mixer tap, separate shower enclosure with a rain head shower, additional hand shower facility and a glazed screen/door.

## Bedroom 2

13'1 x 9'6 (3.99m x 2.90m)

A double bedroom having Velux roof windows, recessed lighting and an electric radiator.

## Master Bedroom

12'11 x 10'6 (3.94m x 3.20m)

A fantastic master bedroom with a pendant light point, electric radiator, TV/aerial point and timber flooring. A timber door opens to the master en-suite bathroom and aluminium double doors with double glazed panels open to the balcony.

## Master En Suite Bathroom

A modern en-suite bathroom having a roof window, recessed lighting, strip lighting, extractor fan, partially tiled walls, and tiled flooring. The suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a black mixer tap. There is a freestanding bath with a black mixer tap and a separate shower enclosure with a rain head shower and a glazed screen/door.

## Balcony

A large balcony with fabulous views of the local area that has a wrought iron fence and timber decking.

From the inner hallway a timber door opens to a staircase that leads to the private parking space that belongs to number 11.



OPEN PLAN LIVING KITCHEN



OPEN PLAN LIVING KITCHEN



OPEN PLAN LIVING KITCHEN



INNER HALL



MASTER BEDROOM



MASTER BEDROOM VIEW



MASTER EN-SUITE BATHROOM



BALCONY



OFFICE/BEDROOM 4



BEDROOM 3



BEDROOM 2



FAMILY SHOWER ROOM

# THIRD FLOOR

Total Approximate Floor Area:  
1390 SQ.FT. (129.1 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>1</b>	SQFT <b>1,390</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>D</b>

## Lease Details

The service charge is £245 per month. The management company is Trinity Estates.

## Services

Mains drainage, mains electric, mains water. The property is heated by electrical heaters. The broadband is ADSL and the mobile phone signal quality is good.

## Rights of Access & Shared Access

Both staircases at the front and back are shared. There are no rights of access of the property.

## Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

## Other Information

The property is Grade II Listed.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D	59	73
39-54	E		
21-38	F		
01-20	G		

# FLAT 11, CHAPEL WEST, 58 SCOTLAND STREET

Sheffield,  
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£375,000

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