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22 Lingfoot Place, Sheffield, S8 8DG

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£90,000

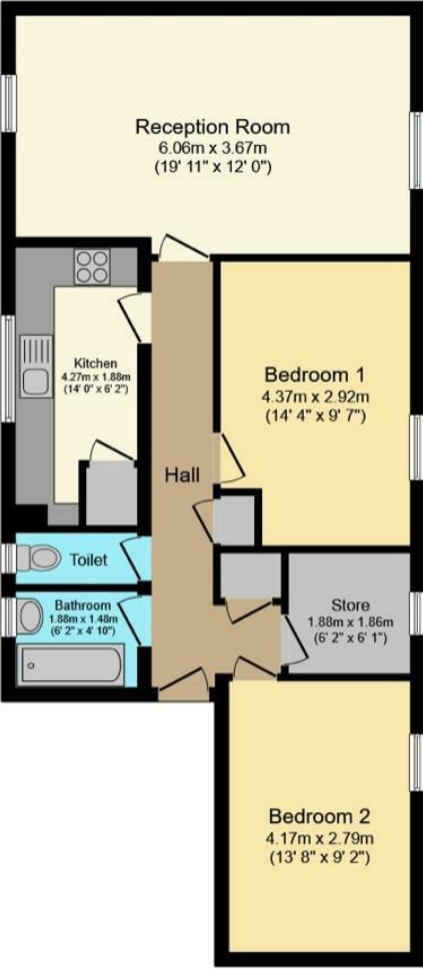
Located in Lingfoot Place, this top-floor flat offers a perfect blend of comfort and modern living. Spanning more than 800 square feet, the property features two well-proportioned bedrooms, ideal for small families, couples, or individuals seeking extra space.

As you enter, you are welcomed into an inner hallway through to the inviting open-plan living area that creates a warm and sociable atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen provides a practical space for culinary enthusiasts, allowing for both functionality and convenience.

The flat also boasts a separate bathroom and W.C., ensuring that daily routines are both efficient and comfortable. Additionally, the inclusion of a box room offers versatile options for storage or a small study, catering to the needs of modern living.

With its popular location in Sheffield, residents will benefit from easy access to local amenities, parks, and transport links, making it an ideal choice for those looking to enjoy the vibrant lifestyle the city has to offer. This purpose-built flat is a wonderful opportunity for anyone seeking a stylish and spacious home in a desirable area.

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Total floor area: 73.8 sq.m. (794 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	73	73	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









