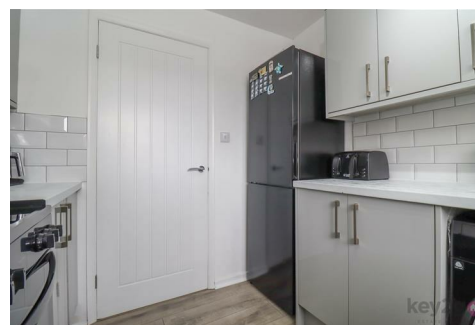




## Marketing Preview



**17 Westcroft Grove, Westfield, Sheffield, S20 8EE**

**£120,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



**\*\* CASH BUYERS ONLY DUE TO SHORT LEASE \*\*** A stunning two-bedroom ground floor flat, ideally positioned within a quiet cul-de-sac. The property benefits from a stylish kitchen and bathroom, allocated parking, and a sizeable private garden, and is presented ready to move into. Conveniently located close to Mosborough amenities and within a short walk of the tram stop, this property offers both comfort and excellent connectivity.

## SUMMARY

**\*\* CASH BUYERS ONLY DUE TO SHORT LEASE \*\*** A stunning two-bedroom ground floor flat, ideally positioned within a quiet cul-de-sac. The property benefits from a stylish kitchen and bathroom, allocated parking, and a sizeable private garden, and is presented ready to move into. Conveniently located close to Mosborough amenities and within a short walk of the tram stop, this property offers both comfort and excellent connectivity.

Own private entrance leading into a welcoming hallway, with access to two storage cupboards. The bright lounge features a newly fitted media wall and a window to the front, with a door leading through to the kitchen. The modern kitchen is fitted with a range of wall and base units. There are two bedrooms, including a spacious double currently used as a dressing room, benefitting from ample fitted wardrobes. The second bedroom accommodates a double bed and overlooks the rear garden. The property is completed by a stunning fitted bathroom.

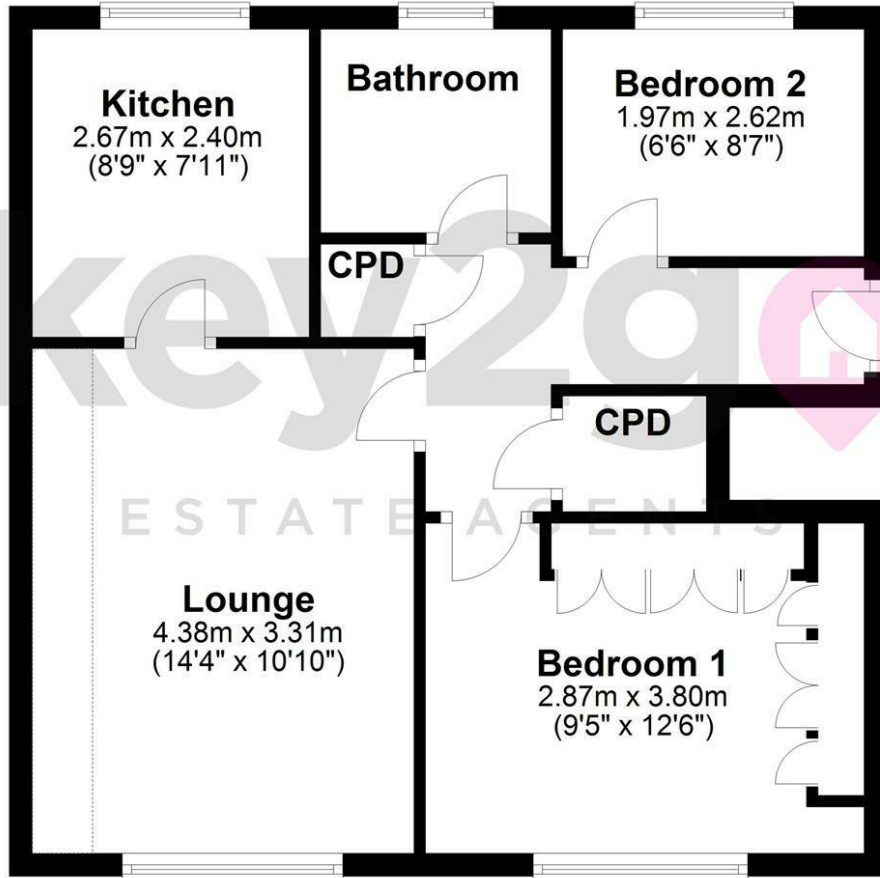
Allocated parking for one vehicle, along with additional visitor parking. The garden is accessed via the neighbouring property and offers a generous 'L'-shaped layout, featuring a pebbled area and conifer boundaries providing a good degree of privacy.

## PROPERTY DETAILS

- LEASEHOLD, 49 YEARS REMAINING, £20PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CTIY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

# Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</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 energy efficient - higher running costs</i>		
	<b>70</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 