

Marketing Preview



96 Ormond Road, Sheffield, S8 8FR

£100,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this large two generous sized bedroom ground floor flat. Offering a stylish bathroom, open plan lounge/diner and ample storage. Being stunning throughout and ready to move into. Close to shops and road links to Sheffield and Chesterfield. Perfect for first time buyers!

SUMMARY

A unique opportunity to purchase this large two generous sized bedroom ground floor flat. Offering a stylish bathroom, open plan lounge/diner and ample storage. Being stunning throughout and ready to move into. Close to shops, doctors surgery with chemistry and St. James Retail Park. Good road links to Sheffield and Chesterfield. Perfect for first time buyers!

HALLWAY

Enter into the welcoming and spacious hallway with panelling to the walls and Karndean flooring. Two ceiling lights, radiator and storage cupboard. Doors to the two bedrooms, bathroom, lounge/diner and store room.

LOUNGE/DINER 19'11" x 16'8"

A bright and spacious reception room with part carpeted/part oak laminate flooring and painted walls. Two ceiling lights, two radiators and two windows. Door to the kitchen.

KITCHEN 6'1" x 13'11"

A modern kitchen with ample wall and base units, contrasting worktops and tiled splash back. Space for a freestanding cooker and under counter space for a washing machine. Ceiling light, radiator and window. Vinyl flooring and boiler location.

BEDROOM ONE 14'0" x 9'10"

A large double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window.

BEDROOM TWO 6'10" x 12'5"

A generous sized single bedroom with oak laminate flooring, painted walls and fitted wardrobes. Ceiling light, radiator and window.

BEDROOM THREE/STORE ROOM 6'2" x 5'9"

Could be used as an office with laminate flooring. Ceiling light, radiator and window.

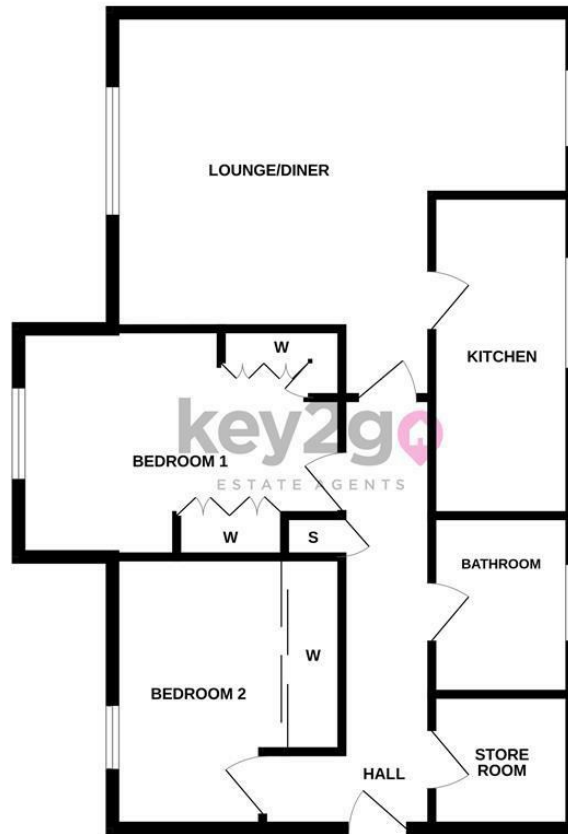
BATHROOM 6'0" x 7'9"

A stylish bathroom having a bath with a mixer shower tap, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and waterproof plank flooring.

PROPERTY DETAILS

- LEASEHOLD, 120 YEARS REMAINING, £10PA GROUND RENT, ANNUAL SERVICE CHARGE VARIED
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	



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