

## Marketing Preview



**35 New School Road, Mosborough, Sheffield, S20 5ES**

**£150,000**

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





A fantastic opportunity to purchase this two double bedroom first floor flat situated in a the ever popular Mosborough Village. Offering an open plan kitchen/diner/living, master bedroom with an ensuite and an allocated parking space. Close to great local amenities, transport links and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or couples alike!

## SUMMARY

A fantastic opportunity to purchase this two double bedroom first floor flat situated in a the ever popular Mosborough Village. Offering an open plan kitchen/diner/living, master bedroom with an ensuite and an allocated parking space. Close to great local amenities, transport links and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or couples alike!

Entrance is into a welcoming hallway, with doors providing access to all rooms and a useful storage cupboard. The kitchen/diner/living area is bright and generously sized, featuring a Juliet balcony, wall and base units, an oven, hob and extractor fan, and space for a full-height fridge/freezer and washing machine/tumble dryer. The master bedroom is bright and spacious and benefits from access to an en-suite, which is fitted with a shower cubicle, WC and sink. Bedroom two is also a double bedroom. The bathroom is generously sized and comprises a bath, sink, WC and a cupboard housing the boiler.

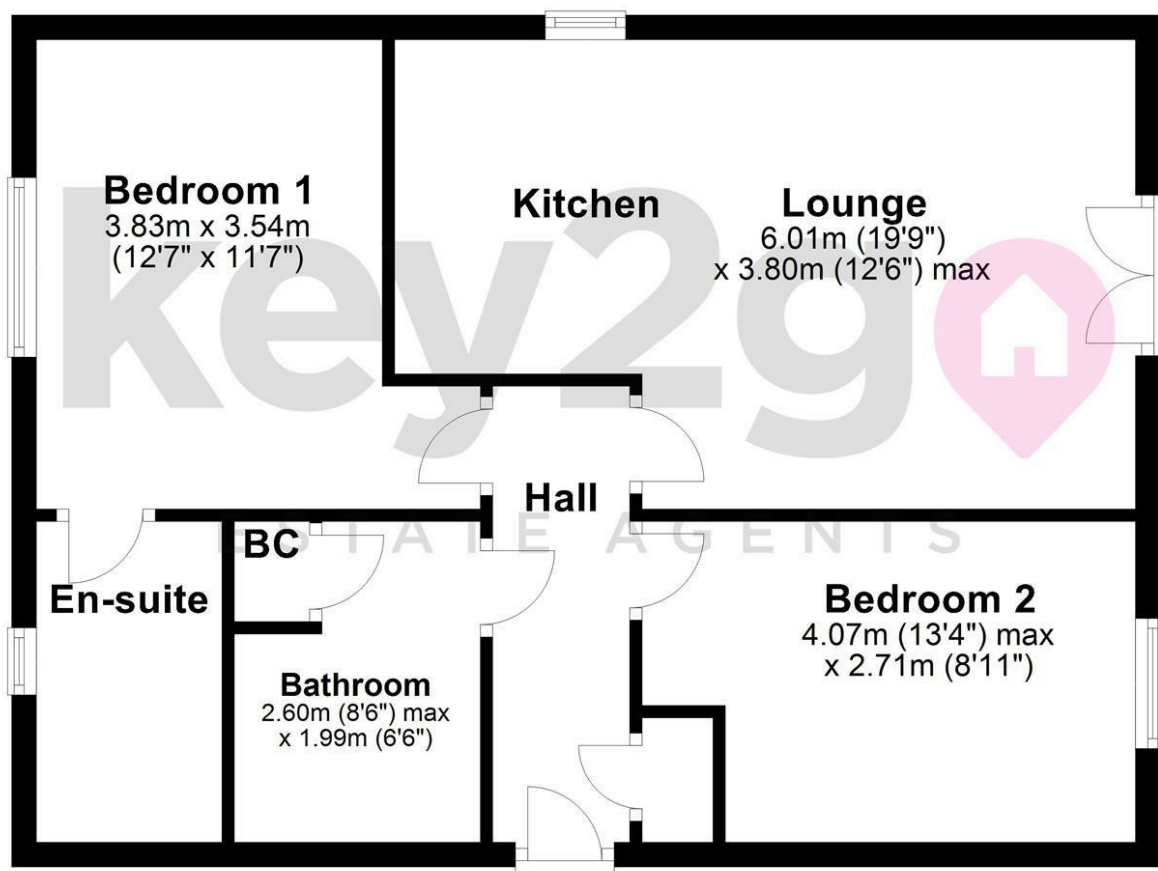
The property benefits from an allocated parking space and communal gardens.

## PROPERTY DETAILS


- LEASEHOLD, 975 YEARS REMAINING, £300PA GROUND RENT, £128PM SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Top Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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