



Marketing Preview



Flat 60, White Willows Dyche Road, Sheffield, S8 8DS
£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CASH BUYERS ONLY! OVER 55'S DEVELOPMENT! A unique opportunity to purchase within an over-55s development, with 25% ownership by Sheffield City Council and managed in partnership with South Yorkshire Housing Association. Available to cash buyers only, the development offers assisted living facilities including a café, residents' lounge, emergency fob and optional extras such as in-house carers and hairdressers. This larger-than-average two-bedroom top-floor (third floor) apartment features generous open-plan kitchen, dining and living space, a spacious double bedroom, a good-sized single bedroom and a large walk-in wet room. All windows are positioned to the rear, enjoying outstanding open views towards the Peak District, along with access to a private balcony. The apartment is well maintained in neutral décor and ready to move into, with lift access throughout. The development benefits from secure living, residents' and visitor parking, and communal gardens, with excellent road and transport links to Sheffield, Chesterfield and the surrounding countryside.

SUMMARY

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A spacious entrance hallway with two useful storage cupboards and doors leading to the living area, kitchen/diner, both bedrooms and the wet room. The kitchen/diner is fitted with ample wall and base units and opens into a carpeted dining area and living space, which benefits from patio doors to the balcony and a window enjoying exceptional open views. The larger-than-average double bedroom features a window and direct access to the wet room, while there is also a further good-sized single bedroom.

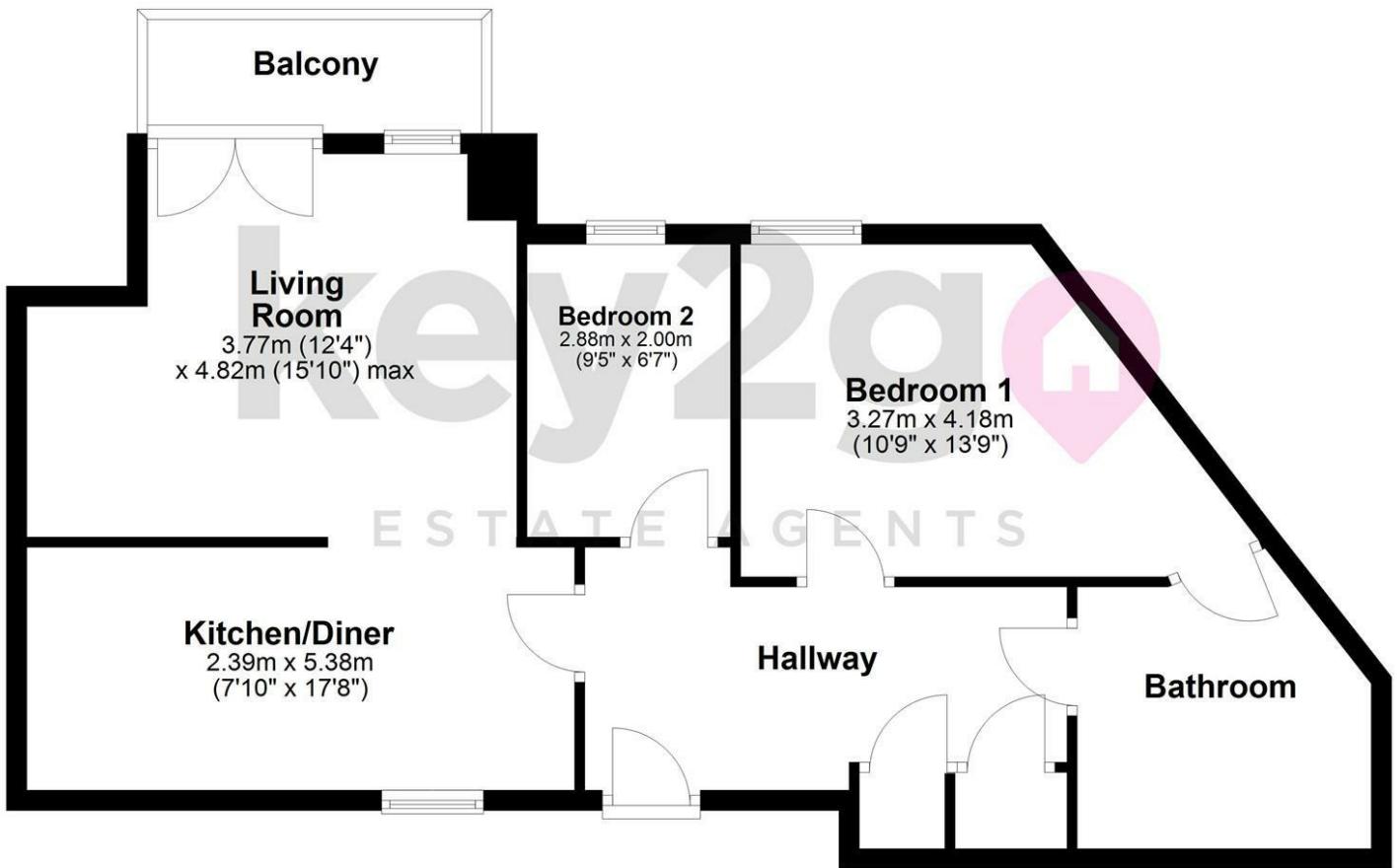
Located within a highly sought-after complex, the development benefits from wheelchair-friendly access throughout.

PROPERTY DETAILS

- LEASEHOLD, 109 YEARS REMAINING, £42PA GROUND RENT, £432.21PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING - GAS BILL INCLUDED IN THE SERVICE CHARGE
- COMMUNAL BOILER
- ONLY BILLS TO PAY IS ELECTRIC AND THE OPTIONAL "PERSONAL SERVICE CHARGE" OF £71.59PM WHICH COVERS THE THE COST OF THE SUPPORTING PEOPLE EMERGENCY FOB
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- PROSPECTIVE CASH BUYER WILL BE REQUIRED TO MEET SYHA REQUIREMENTS WHICH WOULD BE PICKED UP ONA AT OFFER STAGE - ASK OUR OFFICE FOR DETAILS

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Third Floor



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

