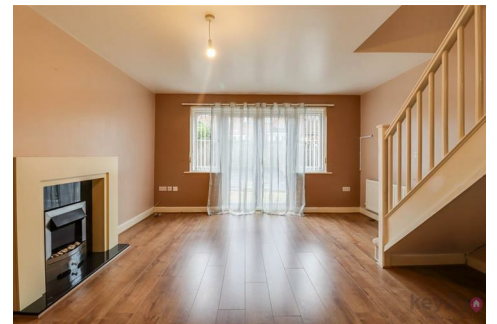


## Marketing Preview



**19 Payler Close, Sheffield, S2 1GX**

**£140,000**

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



NO CHAIN! this ready to move into property presents an excellent opportunity for first time buyers or investors alike. The home offers two bedrooms plus a versatile office space, a convenient downstairs WC, private driveway and a garage detached from the property! Well positioned with good road links to the town centre and Parkway, it combines practicality with a convenient location.

## SUMMARY

NO CHAIN! this ready to move into property presents an excellent opportunity for first time buyers or investors alike. The home offers two bedrooms plus a versatile office space, a convenient downstairs WC, private driveway and a garage detached from the property! Well positioned with good road links to the town centre and Parkway, it combines practicality with a convenient location.

A composite door opens into the hallway, where there is access to a useful storage cupboard. The fitted kitchen is positioned to the front of the property and features a range of wall and base units, an integrated oven and hob, and a window overlooking the front. There is also a door leading to the downstairs WC. To the rear, the bright and spacious lounge enjoys a feature fireplace and patio doors opening out to the garden. Stairs rise from the lounge to the first floor.

Stairs rise to the first floor landing. To the front is a double bedroom, while to the rear there is a versatile office space with an overstairs storage cupboard housing the hot water tank and a door leading through to a second single bedroom. The bathroom is fitted with a bath with overhead shower, pedestal wash basin and close coupled WC.

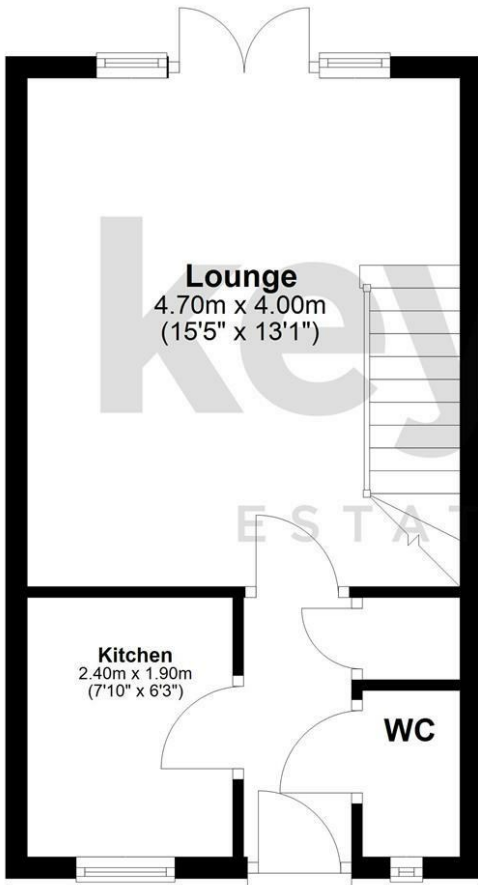
To the front of the property there is off road parking and access to the garage, along with a lawned area. A private pathway, situated next to the neighbouring property, provides access to the enclosed rear garden.

## PROPERTY DETAILS

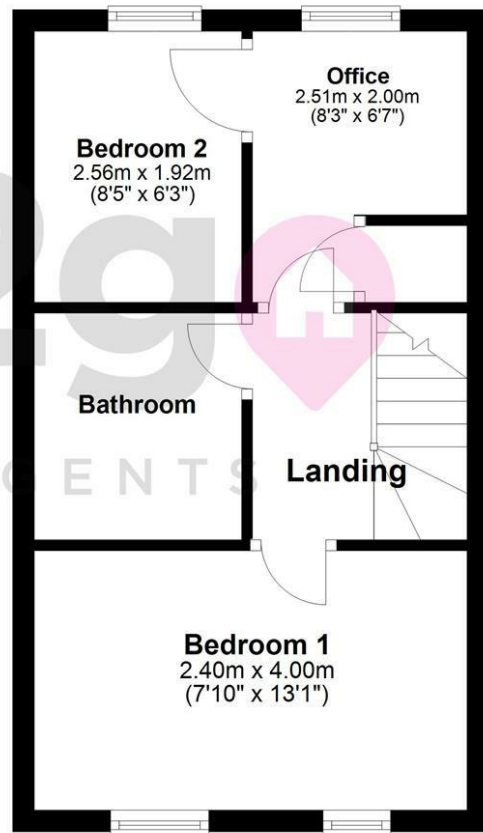
- LEASEHOLD, 102 YEARS REMAINING, £86.57PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- POTENTIAL TO BUY FREEHOLD ONCE PROPERTY HAS BEEN OWNED FOR TWO YEARS

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>75</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	

