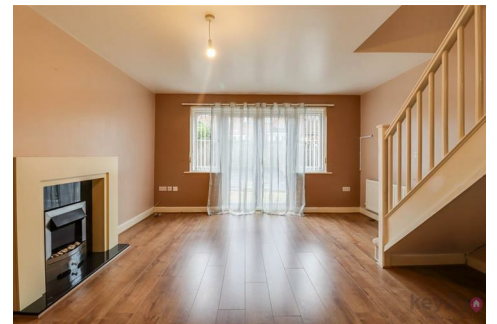


Marketing Preview



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.

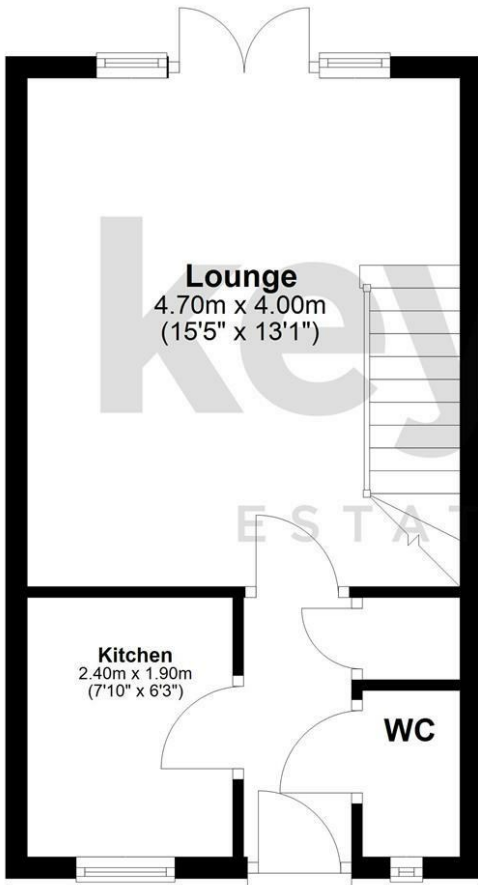
To the front of the property there is off road parking and access to the garage, along with a lawned area. A private pathway, situated next to the neighbouring property, provides access to the enclosed rear garden.

PROPERTY DETAILS

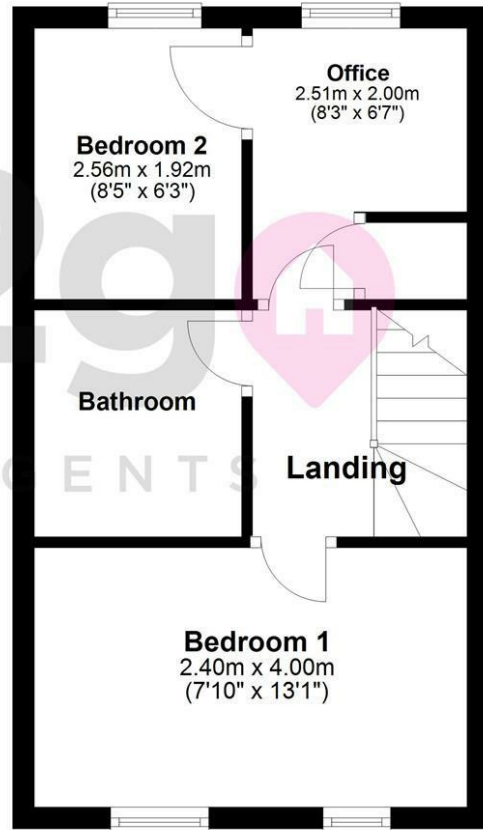
- LEASEHOLD, 102 YEARS REMAINING, £86.57PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- POTENTIAL TO BUY FREEHOLD ONCE PROPERTY HAS BEEN OWNED FOR TWO YEARS

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



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

