

## Marketing Preview



**117 Kirkby View, Sheffield, S12 2NQ**

**£130,000**

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





A fantastic opportunity to purchase this two bedroom top floor apartment which is situated in a popular area. Offering a open plan living area, allocated parking space and modern bathroom. Situated in South East Sheffield within close proximity to a range of local amenities including Rother Valley Country Park, St James Retail Park and Graves Health and Sports Centre. Also having great road links to Crystal Peaks and Sheffield City Centre. Perfect for first time buyers or investors!

## SUMMARY

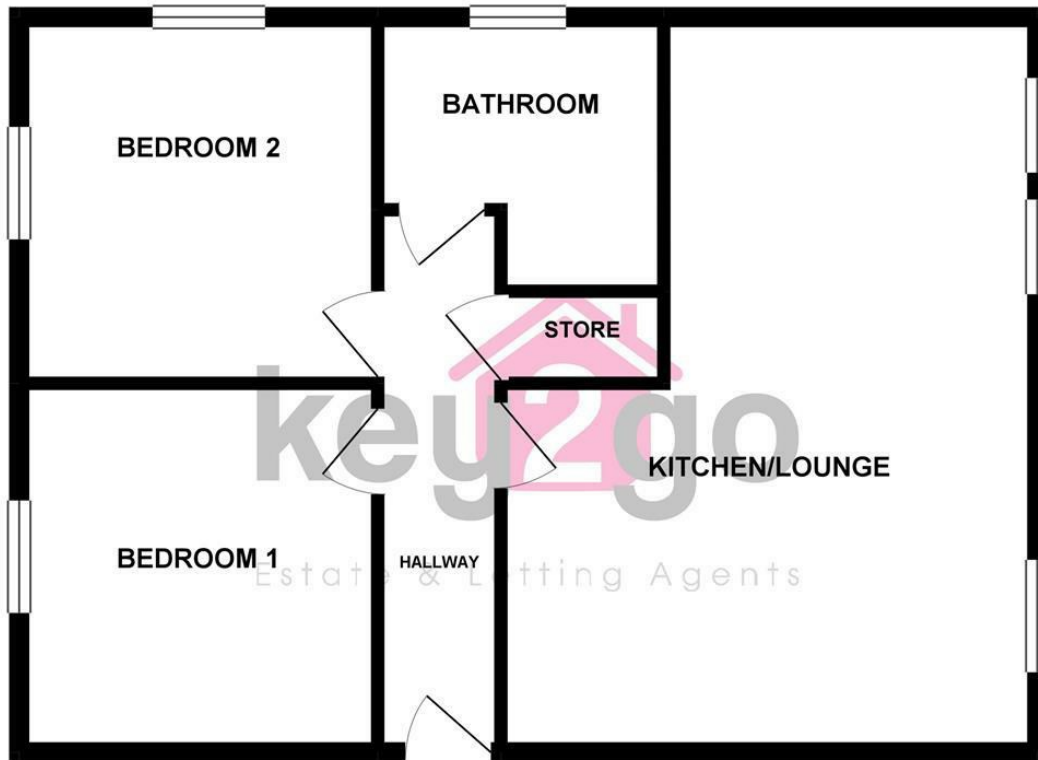
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A hallway provides access to each room. There is a door leading to the large open-plan living, kitchen and dining area, which is fitted with wall and base units along with an oven, hob and extractor fan. Further doors lead to the two double bedrooms and the bathroom, which is fitted with a bath, shower cubicle, pedestal sink and WC.

## PROPERTY DETAILS


- LEASEHOLD, 179 YEARS REMAINING, £100PA GROUND RENT, £1232.04PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR 59.21 sq. m.  
( 637.31 sq. ft. )



TOTAL FLOOR AREA : 59.21 sq. m. ( 637.31 sq. ft. ) 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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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