

Marketing Preview



143 Kirkby View, Sheffield, S12 2NQ

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £130,000 - £140,000 ** CHAIN FREE!** this deceptively spacious first floor flat is ready to move into. The property benefits from two large double bedrooms, a utility space and an open plan kitchen/living area. Also having allocated parking. Situated on tram and main bus routes and only a short drive to Sheffield City Centre, this property would be ideal for a first time buyer or investor.

SUMMARY

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Accessed via a secure intercom system, the property opens into a welcoming hallway with doors leading to a useful utility space, two large double bedrooms and a spacious family bathroom with bath and shower cubicle. At the end of the hallway is the large kitchen/living space, which features a fitted kitchen, three windows and ample room for both dining and living furniture.

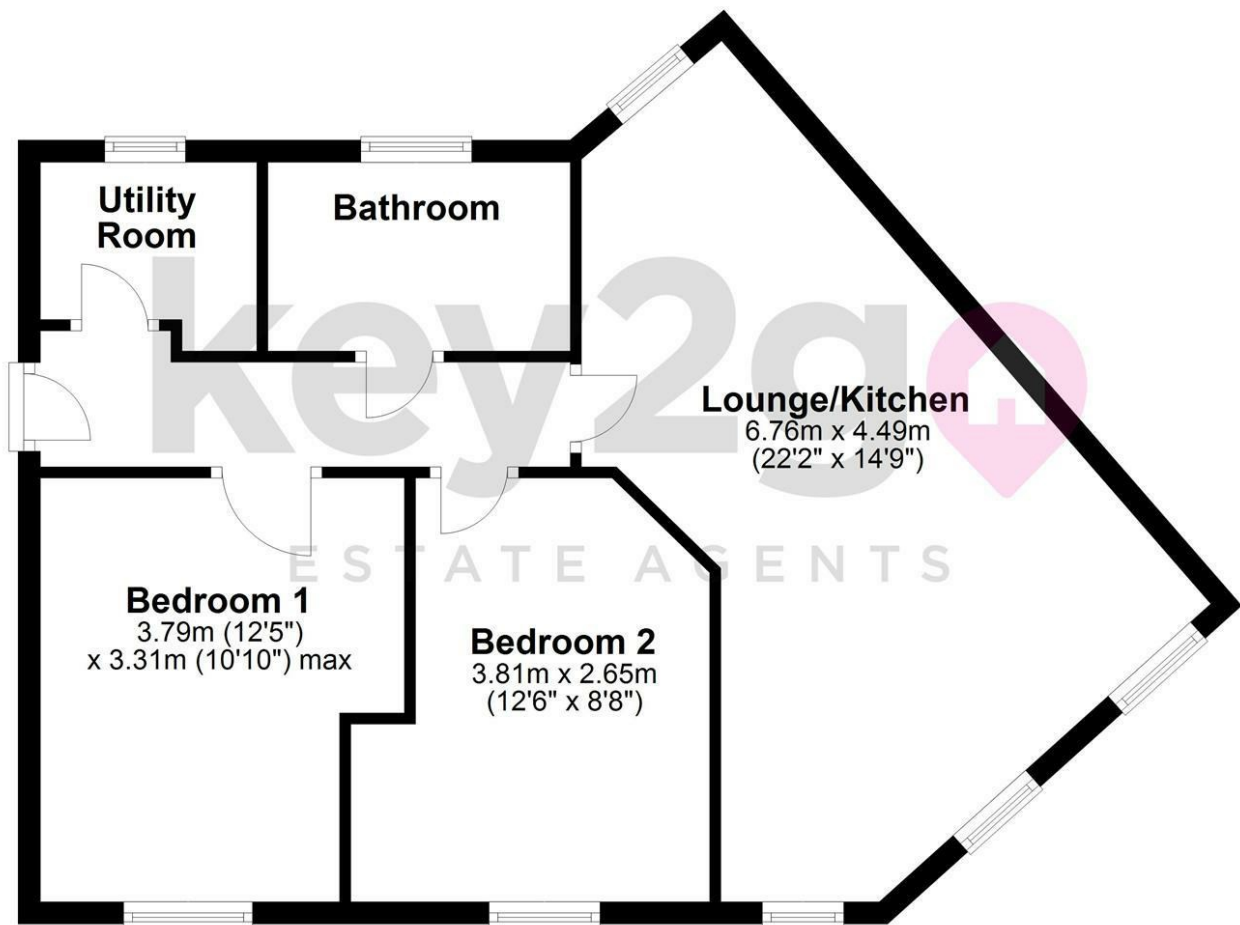
There is allocated parking space and visitor parking.

PROPERTY DETAILS

- LEASEHOLD, 105 YEARS REMAINING, £100PA GROUND RENT, £1,476PA SERVICE CHARGE (£123 MONTHLY)
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Second Floor Apartment



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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 	

