

Marketing Preview



Flat 3, 7 Smithfield Road, Sheffield, S12 3JL
£130,000
Bedrooms 2, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this first floor flat which is deceptively spacious and ready to move into, while still offering plenty of potential. Having two good sized double bedrooms and ample fitted and built in storage. Benefitting from communal parking and situated on a tram and bus route. Ideal for downsizers, first time buyers or investors.

SUMMARY

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A welcoming hallway gives access to the main accommodation. The lounge is large and bright, featuring a floor to ceiling window overlooking the rear and a further window to the front, with ample space for a dining table and a door leading through to the kitchen.

The main bedroom is a spacious double with fitted wardrobes and a window to the rear. The second bedroom is also a double, benefitting from fitted wardrobes and a window to the front.

An inner hallway provides additional storage via a built-in cupboard and access to the bathroom.

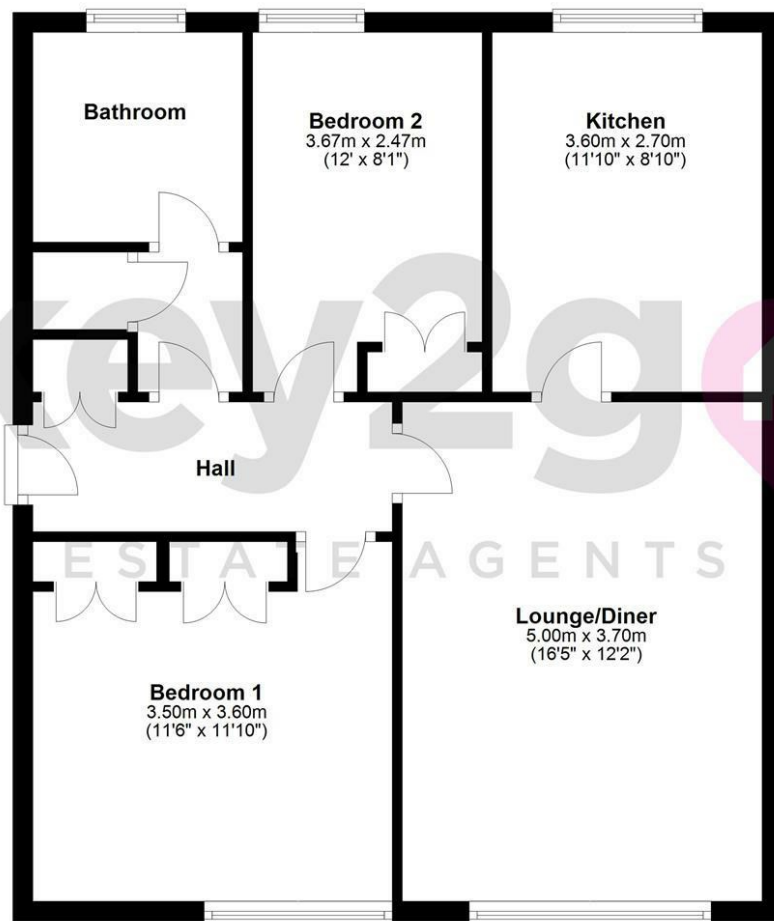
The property benefits from communal gardens and access to a communal car park.

PROPERTY DETAILS

- LEASEHOLD, 150 YEARS REMAINING, £25PA GROUND RENT
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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 	

