

36 Elmore Road, Broomhill, Sheffield, S10 1BY
£175,000

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Council Tax Band: A

A bright and spacious two double bedroom ground floor apartment, located in the heart of Broomhill and close to the Universities and Hospitals! Requiring a scheme of modernisation, the property is perfect for landlords or first time buyers and has double glazing, electric heating, two allocated garages to the rear and space in abundance! Situated near to shops, amenities and cafes in Broomhill, there are also regular bus routes within close proximity. In brief, the property comprises; Entrance hallway with storage cupboard, bright and airy lounge, kitchen, two double bedrooms and a bathroom. To the outside there are communal gardens to the front and rear, and the property benefits from two allocated garages offering additional storage space for the purchaser. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended - contact Archers Estates to book your viewing today! Leasehold tenure, 229 years remaining, £90 per month service charge (approximate - contact our office for more details), no ground rent to pay per annum, council tax band A.

Entrance Hallway

A wide and inviting entrance hallway which has a composite entrance door, a large walk in storage cupboard and an electric heater.

Lounge

A bright and spacious lounge which has front and side facing upvc double glazed windows, a wall mounted electric fire and an electric heater.

Kitchen

A good sized kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. There is space for appliances including a cooker, fridge freezer and washing machine. There is a rear facing upvc double glazed window, useful fitted storage cupboards and a walk in pantry area.

Master Bedroom

The master bedroom is a spacious double room which has a front facing upvc double glazed window.

Bedroom Two

The second bedroom is another double room which has a rear facing upvc double glazed window, an electric wall mounted fire and an electric heater.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With an electric radiator and a rear facing upvc double glazed window.

Outside

The development is set within well manicured communal grounds having a pathway to the entrance door and lawns to the front and rear. A communal driveway

leads to the rear where the garages are located.

Garages

This apartment has two garages allocated, numbers 2 and 7. They offer excellent storage facilities for the buyer.





Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)


Outbuilding

Approx. 13.4 sq. metres (143.9 sq. feet)


Outbuilding

Approx. 11.8 sq. metres (127.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	