

11 Hibberd Place, Malin Bridge, Sheffield, S6 4RF
£127,500

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Council Tax Band: A

Forming part of this charming former Victorian school conversion, this spacious and unique one bedroom first floor apartment is ideal for first time buyers or landlords and boasts good sized rooms, original features and an allocated parking space to the rear to name a few highlights. Situated close to a wealth of shops and amenities in Hillsborough, the property is near to the Supertram route with its easy access to the universities, hospitals and the city centre, and is a short distance away from Rivelin Valley nature trail. With double glazing and gas central heating throughout, the property in brief comprises; communal entrance lobby with intercom access and a staircase rising to the first floor, kitchen, inner hall, versatile and spacious living room, bedroom with loft storage access and a shower room. Outside, there are communal grounds with an allocated parking space to the rear. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Leasehold tenure, 758 years remain on the lease. Service charges are £100 per month, ground rent is £20pa. council tax band A.

Communal Entrance Lobby

Access to the property is gained through a front facing upvc entrance door which has an intercom system and leads to the communal lobby. A staircase rises to the first floor where there is an allocated storage cupboard and a further entrance door leads to the property.

Kitchen

An entrance door leads directly into the kitchen, which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob. With an integrated electric oven, there is also space for a fridge freezer and washing machine. With a front facing upvc double glazed window, a radiator and tiled flooring. A door leads to the inner hall.

Inner Hall

Having doors connecting all rooms in the property,

Living Room

A spacious and versatile living room which could easily be used as two rooms thanks to the original style beam in the middle of the room. Currently used as a studio style lounge/bedroom space separated by curtains, this could be a large living room or even an lounge/office. Having two radiators and a side facing upvc double glazed window.

Bedroom

A spacious double sized bedroom which again could be used for a variety of purposes. Having front and side facing upvc double glazed windows, a radiator and a stylish beam to the ceiling. A loft hatch with drop down ladder gives access to the roof space which offers a good deal of storage.

Shower Room

Having a modern suite comprising of a

shower enclosure, wash basin, low flush wc and a bidet. With a radiator, tiled walls and tiled flooring.

Outside

The property is set within this sympathetically converted former school house. Having communal grounds, a driveway leads to the rear where there is an allocated parking space.



Top Floor

Approx. 45.6 sq. metres (491.4 sq. feet)



Total area: approx. 45.6 sq. metres (491.4 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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	