



Bole Hill Lane Crookes Sheffield S10 1SD
Price £245,000

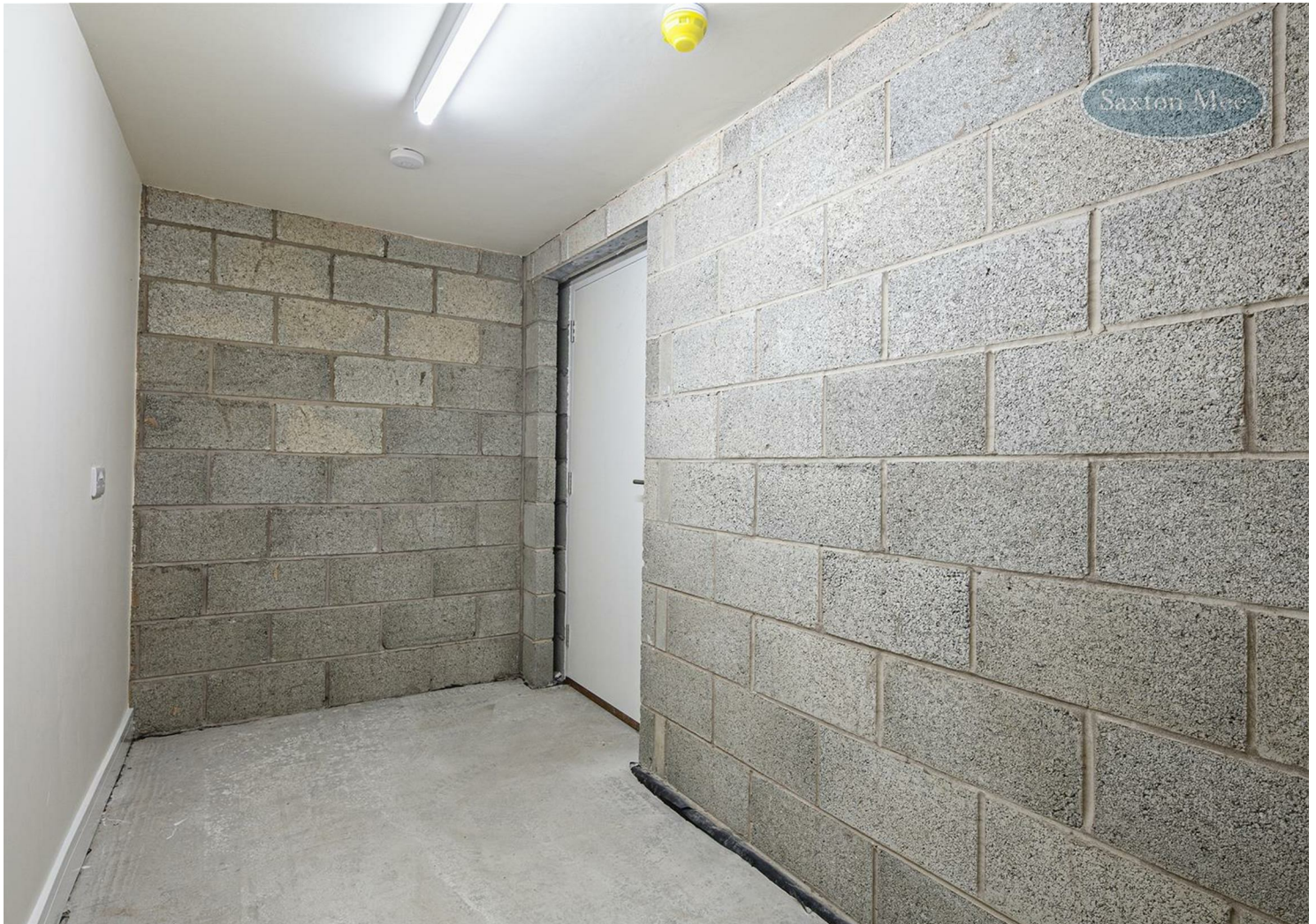
Bole Hill Lane

Sheffield S10 1SD

Price £245,000

**** NO STAMP DUTY PAYABLE ** NO CHAIN ** 6 YEAR NEW BUILD WARRANTY **** A bespoke two double bedroom new build apartment enjoying a fabulous aspect over The Rivelin Valley. The property benefits from secure intercom entry system, allocated parking space, large individual store room and a private glass balcony to the front, as well as underfloor heating throughout. Briefly, the living accommodation comprises: Communal entrance hall, with steps rising to Apt 3 which is located on the left hand side of the second floor. Inner hallway leading to the spacious bathroom with bath with shower over, wash basin, W.C. Bedrooms one and two are both generous double bedrooms, with a front facing aspect enjoying the view. The "hub" of this spectacular home is the open plan living/kitchen/dining space which has a fitted kitchen, having a range of wall, drawer and base units, integrated dishwasher and washing machine, integrated oven, hob and extractor over. Space for a free standing fridge/freezer. From the lounge is access to the balcony with smoked glass balustrade encapsulating the fabulous panoramic views. Finally, the property benefits from anthracite uPVC double glazing throughout, with large windows allowing for plenty of natural light in every room.

- NEW BUILD WARRANTY
- FABULOUS PANORAMIC VIEWS
- PRIVATE BALCONY
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION





OUTSIDE

To the front of the property is one allocated parking space, with a private store room measuring approximately 1.8m x 4.2m. There is a communal services room with access to the water, gas and electric meters as well as a separate communal bin store. To the

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy

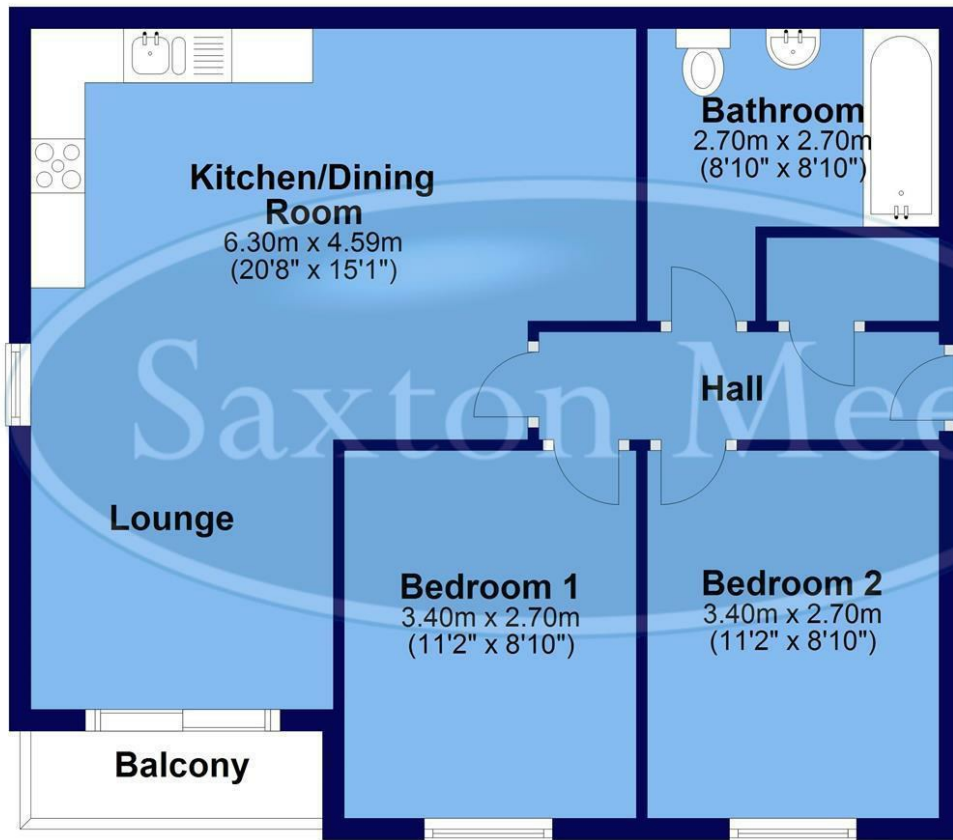
NOTE

Carpet and vinyl floor coverings will be supplied and fitted by Minton's of Sheffield prior to completion. Should the purchaser wish to organize their own floor coverings, a grant of £1500 will be provided by the seller.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Second Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 58.4 sq. metres (628.3 sq. feet)

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



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