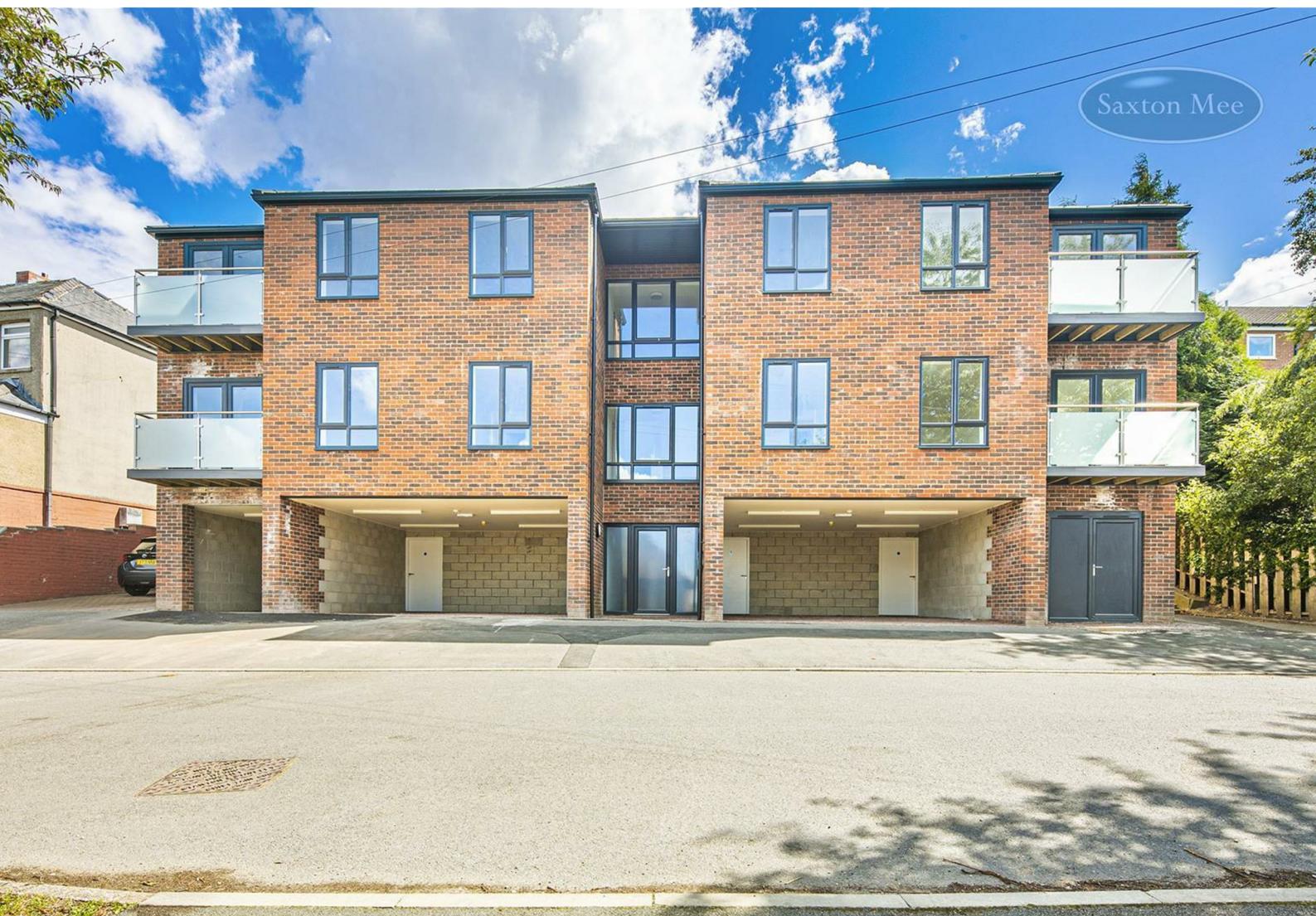


Saxton Mee



Bole Hill Lane Crookes Sheffield S10 1SD

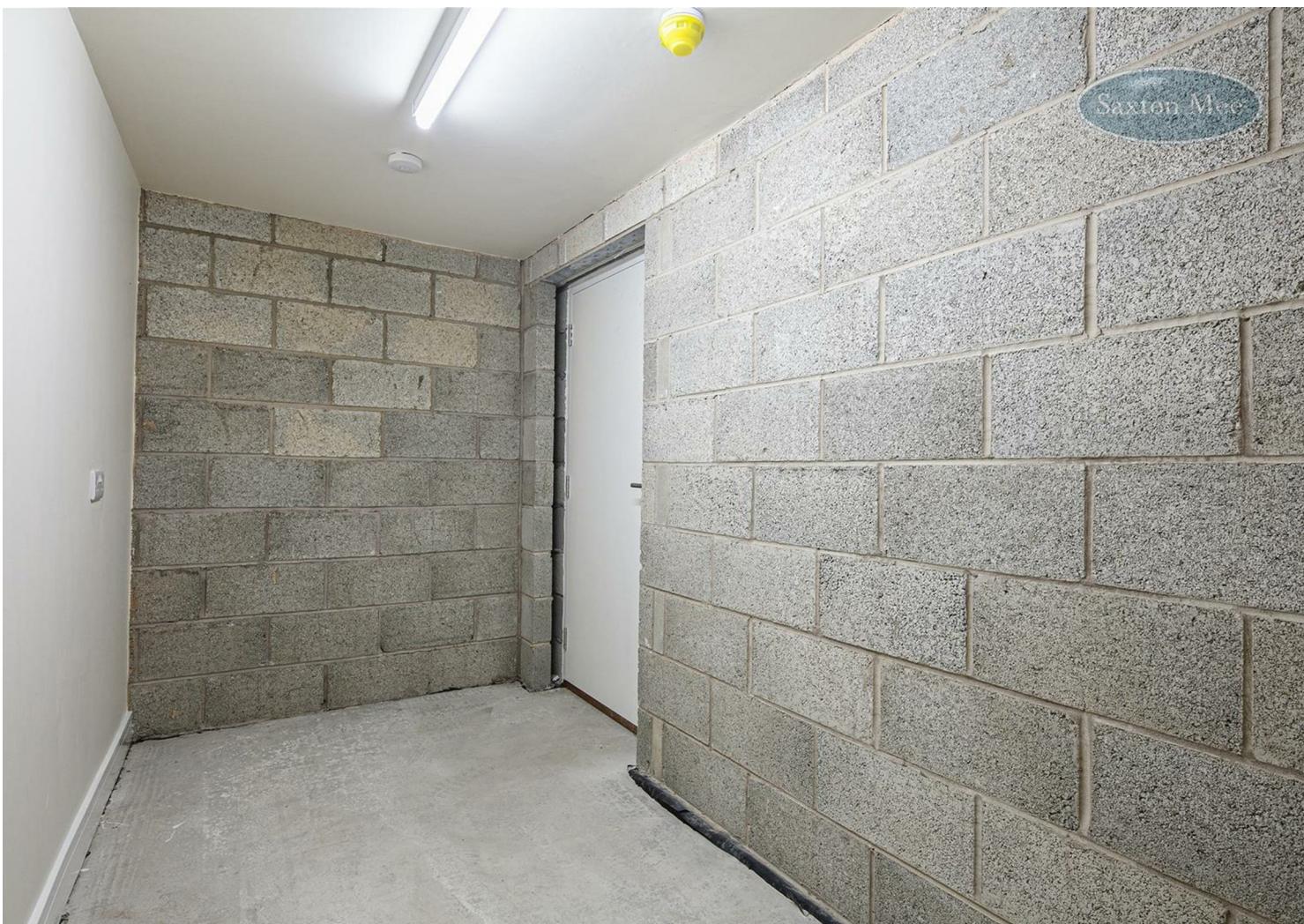
Price £245,000

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

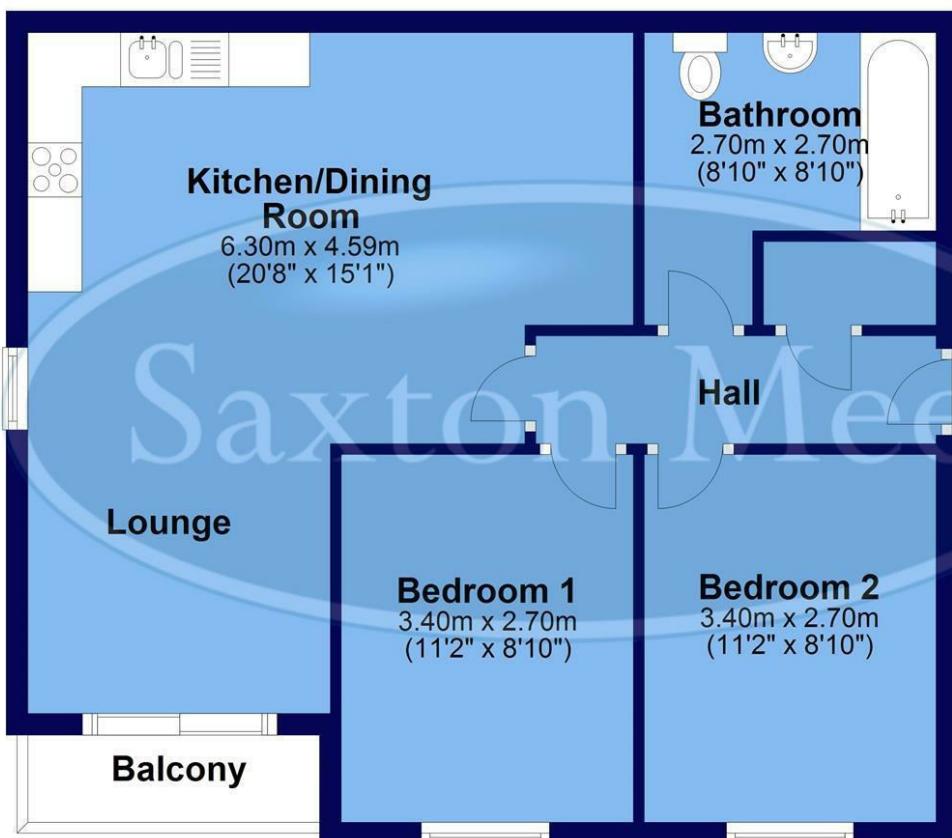
Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy

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.

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**

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www.saxtonmee.co.uk



[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

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