



## 2 bed apartment to buy in S5

Colley Drive, Sheffield, Sheffield, S5 9HB

**£74,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Top Floor Flat
- ✓ Two Bedrooms
- ✓ Spacious Living Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Spacious Two Bedroom Top Floor Flat – Ideal First Home or Investment Opportunity.

Situated in a convenient and well-connected location, this well-proportioned two-bedroom top-floor flat offers comfortable living accommodation within easy reach of local shops, public transport links and the Northern General Hospital.

The property briefly comprises a welcoming entrance hall providing access to all rooms, a generous living room with ample space for both lounge and dining furniture, and a fitted kitchen offering a practical layout with a range of storage units and worktop space.

There are two bedrooms, including a spacious double bedroom and a second bedroom ideal for guests, children, a home office or study. The accommodation is completed by a family bathroom fitted with a three-piece suite and a useful separate utility room providing additional storage and laundry space, as well as access to the boiler.

The property enjoys a practical layout throughout and would appeal to first-time purchasers, healthcare professionals, downsizers and buy-to-let investors.

Conveniently positioned close to local amenities and excellent public transport connections, the flat is also within easy reach of Sheffield city centre and the Northern General Hospital, making it an attractive option for both owner-occupiers and tenants alike.

Living Room – 17.3 sq.m

Kitchen – 7.7 sq.m

Bedroom One – 12.5 sq.m

Bedroom Two – 6.5 sq.m

Bathroom – 4.6 sq.m

Utility Room – 3.0 sq.m

The property is being sold with all furniture and appliances included.

It has previously been tenanted achieving £800pcm.

Early viewing is highly recommended to appreciate the accommodation on offer.

AGENTS NOTE - property is being sold as seen with the furniture and white goods

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 69

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £286.00

Price: Starting Bid £74,000

Property Type: Apartment

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



TOTAL AREA: 56.36 m<sup>2</sup> - LIVING AREA: 67.77 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Colley Drive, Sheffield, Sheffield, S5 9HB

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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