

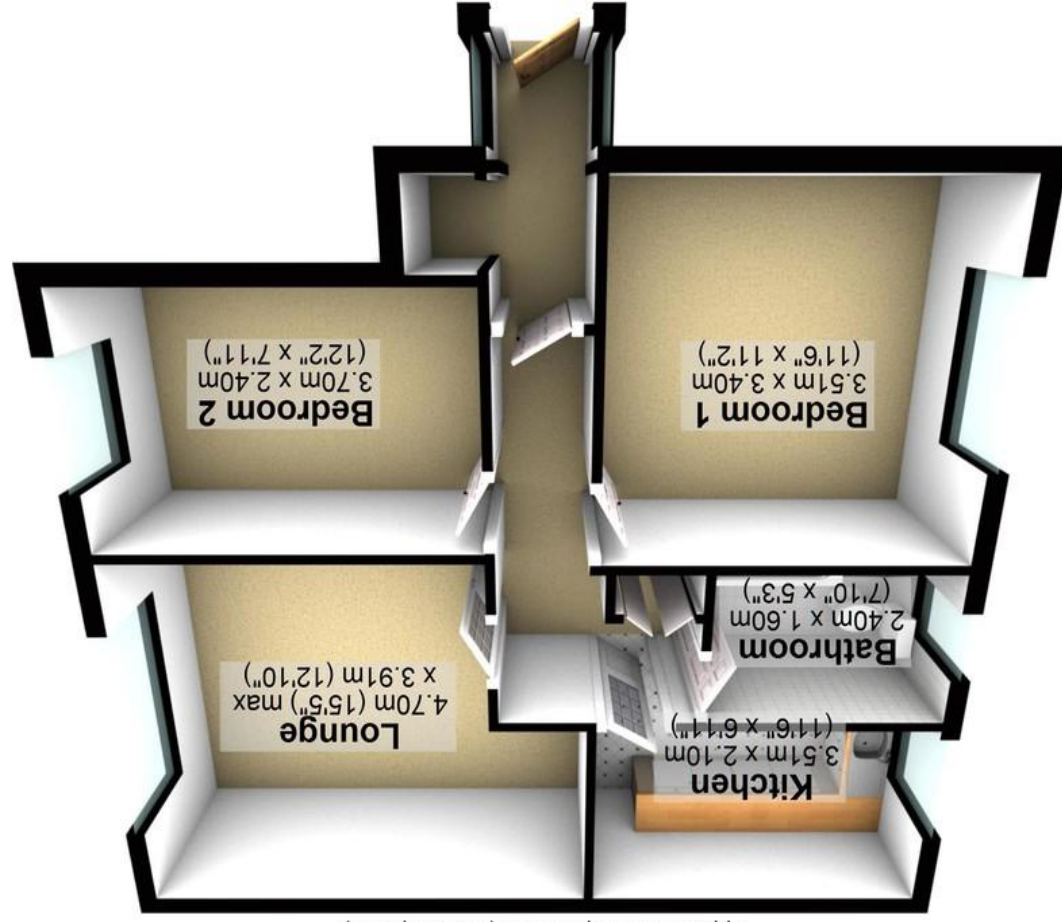
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	79

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 58.8 sq. metres (632.5 sq. feet)



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Dobbin Hill | Greystones | Sheffield | S11 7JB

Property Tenure: Leasehold

Only upon a detailed internal inspection will the the finish of this stunning, immaculately presented and very deceptive two double bedroomed ground floor apartment be fully revealed. Recently finished to an exceptionally high standard by the current vendors with absolutely no expense spared to create this breathtaking and contemporary finish that is pitch perfect for the professional couple, first time buyer or those looking to downsize in equal measure. Forming part of this well sought after development and situated on the ground floor, number 14 simply must be viewed to be fully appreciated and enjoys a super light and spacious feel throughout. Located in the very heart of ultra popular Greystones within a short stroll of fashionable Ecclesall and Sharrow Vale that offer an array of independent cafes, eateries and shops together with Endcliffe park, hospitals, universities and The Peak District all being close by.



PROPERTY FEATURES

- TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT
- FINISHED RECENTLY TO AN EXCEPTIONALLY HIGH STANDARD WITH NO EXPENSE SPARED
- HEART OF ULTRA POPULAR GREYSTONES
- AVAILABLE WITH NI UPWARD CHAIN INVOLVED
- PERFECT FOR A FIRST BUY OR THOSE LOOKING TO DOWNSIZE
- CLOSE TO ECCLESALL AND SHARROW VALE
- SPACIOUS AND LIGHT THROUGHOUT
- VIEWING ESSENTIAL TO SEE THE FINISH ON OFFER
- PEAK DISTRICT ON THE DOORSTEP
- LEASEHOLD WITH 141 YEARS LEFT COUNCIL TAX BAND B

