

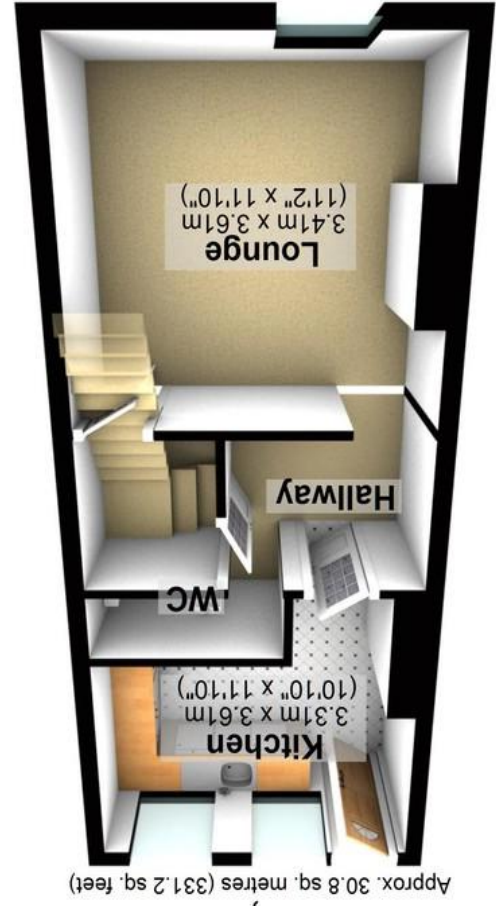
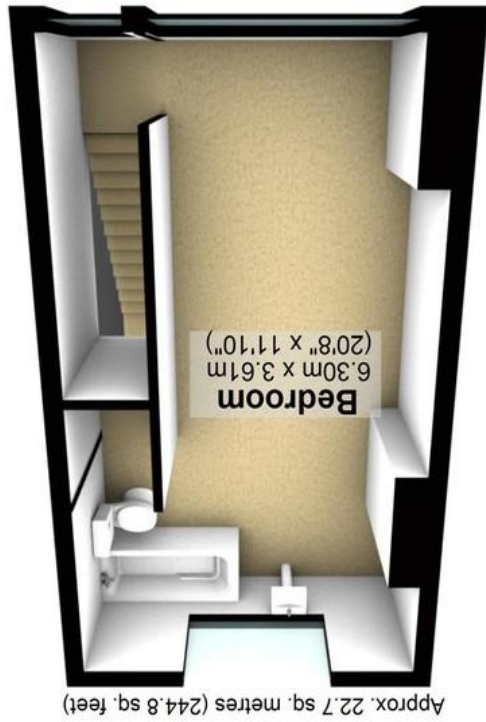
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
	46
	75

Very energy efficient - lower running costs
 (92+)
 (81-91)
 (69-80)
 (55-68)
 (39-54)
 (21-38)
 (1-20)

All measurements are approximate
 Plan produced using PlanUp.

Total area: approx. 53.5 sq. metres (576.0 sq. feet)





406 A Sharrow Vale Road | Sharrow Vale | Sheffield | S11 8ZP

Property Tenure: Leasehold

Perfect for the first time buyer, professional couple and those looking for an investment is this super spacious, one bedroomed, split level apartment. Offered to the open market with the benefit of no upward chain, the property is in need of some general cosmetic updating. With its own private rear entrance and enjoys an incredibly light and spacious feel throughout the two floors of accommodation. With the master bedroom occupying the entire loft space that flows to a full en suite there is also an additional WC on the first floor, large lounge and fitted kitchen. Placed on this incredibly popular residential road in the thick of fashionable Sharrow Vale with its buzzing cafe scene, numerous eateries are also on hand as are independent boutiques. With Endcliffe park a short stroll, central Sheffield, Ecclesall road, hospitals, universities and of course The Peak District is right next door, it's easy to say that viewing is absolutely essential to see the full potential on offer.

PROPERTY FEATURES

- LARGE ONE DOUBLE BEDROOMED DUPLEX APARTMENT
- AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
- PERFECT FOR THE FIRST BUY OR INVESTOR
- HEART OF FASHIONABLE SHARROW VALE
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- NUMEROUS AMENITIES ON THE DOOR STEP
- LOFT BEDROOM WITH FULL BATHROOM
- SECOND WC ON THE FIRST FLOOR
- IN NEED OF SOME GENERAL COSMETIC UPDATING
- LEASEHOLD WITH 163 YEARS LEFT TO RUN £30PA COUNCIL TAX BAND A £1,369.21 PA

