

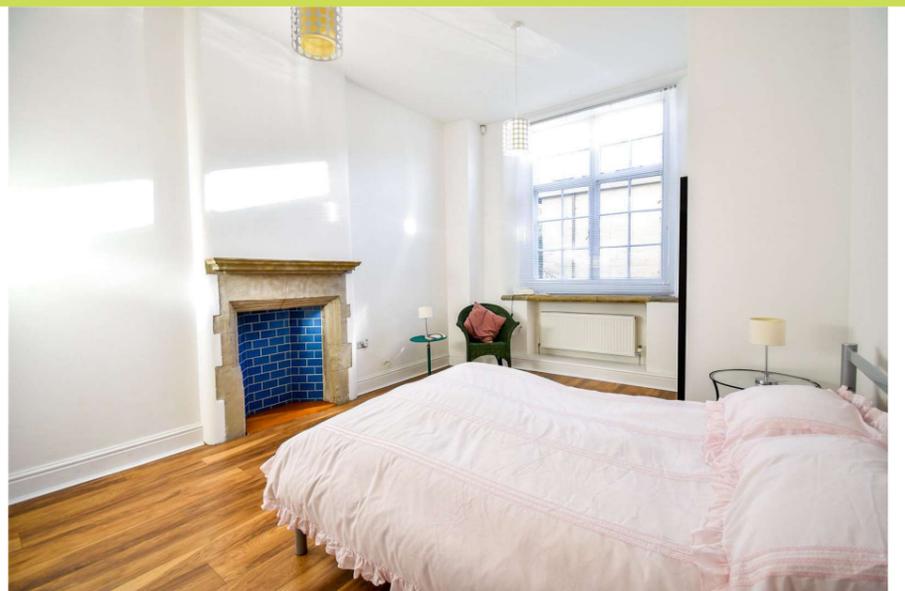
Leasehold

Asking Price: £240,000

Howard Road, Sheffield, S6



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QUALITY AND CONVENIENCE ABOUND FROM THIS TWO BEDROOM GROUND FLOOR APARTMENT IN THIS GRADE II LISTED CONVERSION.

A spacious ground floor apartment that is part of a converted grade II listed Victorian school. The residence is brilliantly located to access a range of amenities that include the central universities, hospitals and Sheffield city centre. The accommodation retains a number of original features such as high ceilings and two stone fire places and briefly comprises an open plan living room, fitted kitchen, two bedrooms and a bathroom. Outside, the property forms part of a gated development and has allocated parking along with a small BBQ/forecourt garden area. Call Lincoln Ralph today to arrange your viewing!

Open Plan Living Room 8.83 x 2.80. (The letter measurement increases to 5.17) A spacious open plan living room with high ceilings and large secondary glazed window to the front aspect. An additional original feature is the stone fire surround with a tiled back. There are two radiators, wood effect laminate flooring, an entrance door along with a useful storage cupboard. The room is open plan to the kitchen and doors open to the bedrooms and bathroom.

Kitchen 2.96 x 2.42. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated five ring gas hob and electric oven with extractor hood over, built in washing machine, dishwasher along with an integrated fridge and freezer. Having tiling to splashback height, downlights to the ceiling, wood effect laminate flooring and a side facing secondary glazed window.

Bedroom 1 5.19 x 3.67. A spacious room with a stone fire surround and a tiled back. There is a radiator and a side facing secondary glazed window. A cupboard houses the central heating boiler.

Bedroom 2 2.83 x 2.27. Having a secondary glazed window, radiator and wood effect laminate flooring.

Bathroom 2.61 x 1.81. Fitted with a white suite comprising a P shaped bath with shower screen and shower over, low flush WC and a wash hand basin. There is tiling to splashback height and to the floor, downlights to the ceiling and a heated chrome towel rail.

Outside The property is set within a gated development and is accessed via remote controlled electric gates. There is an allocated parking space and the apartment enjoys the benefit of a small flagged forecourt BBQ area/garden. The location is ideal for anyone who wishes to access the central universities, hospitals and Sheffield city centre.



- Grade II listed two bedroom ground floor apartment
- Beautiful conversion in this former Victorian school
- Retaining a number of original features
- Small forecourt garden
- Modern open plan living space
- Gated development
- Allocated parking
- Ideally located for central universities, hospitals and Sheffield city centre

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



This plan is used for illustration purposes only
Plan produced using PlanUp.