



City Point Solly Street, Sheffield S1 4BX

welcome to

City Point Solly Street, Sheffield

GUIDE PRICE £170,000 - £180,000 - Introducing a two-bedroom apartment in the heart of Sheffield City Centre. Boasting two bathrooms and a desirable balcony, this property presents an unmissable opportunity. Ideal for first time buyers or investors.



Main Reception Hall

With a main entrance door, a large double built-in storage cupboard housing a new cylinder tank and pressure tank, an electric fuse box, and inset ceiling spotlights.

Bathroom

Featuring a modern white suite comprising a low-flush WC, a wall-mounted hand wash basin, a panelled tiled bath with an overhead mains shower and shower screen, a towel radiator, a tiled floor and walls with tiled splashbacks, a ceiling extractor, and ceiling spotlights.

Master Bedroom

10' 9" x 14' 9" (3.28m x 4.50m)

Featuring a double-glazed window, an electric storage heater, TV and telephone points, recessed ceiling lighting, and a door leading to an en-suite shower room.

En-Suite

Featuring a wall-mounted hand wash basin with a hot/cold mixer tap, a low-flush WC, a double shower cubicle with a mains shower and sliding shower doors, tiled floors and partially tiled walls, inset ceiling spotlights, a shaver socket, and a ceiling extractor.

Bedroom Two

8' 11" x 9' (2.72m x 2.74m)

Featuring a double-glazed window, TV and telephone points, and recessed ceiling lighting.

Open Plan Living Kitchen Diner

18' 5" x 13' 9" (5.61m x 4.19m)

Featuring double-glazed sliding patio doors leading to a decked balcony, with a second covered decked balcony accessible through a second set of patio doors. A modern kitchen offering a matching range of base, wall, and drawer units, roll-top work surfaces incorporating a stainless steel sink unit with a hot/cold mixer tap, a four-ring electric hob with an oven beneath, and a stainless steel cooker extractor. The kitchen also includes a stainless steel cooking

splashback, laminate flooring, under-counter fridge space, a wall-mounted electric heater, inset ceiling spotlights, TV points, and telephone points.

Balcony (outside)

A decked balcony featuring glass screening and a railing along the side elevation, while a second covered decked balcony includes louvered windows.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

City Point Solly Street, Sheffield

- TWO BEDROOM APARTMENT LOCATED WITHIN CITY CENTRE
- MASTER BEDROOM WITH EN-SUITE AND MAIN BATHROOM
- EXCELLENT OPEN PLAN LIVING KITCHEN
- TWO BALCONIES FOR OUTDOOR SPACE
- AMAZING LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price £170,000-£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK114874 - 0003

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