



## 60 Baxter Mews, Sheffield, South Yorkshire, S6 1LW

Asking Price £150,000

- NO CHAIN
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND A
- PENT HOUSE APARTMENT
- CLOSE TO LOCAL AMENITIES
- LEASEHOLD WITH 579 YEARS REMAINING
- OPEN PLAN LIVING AREA
- TWO GOOD SIZE BEDROOMS

# 60 Baxter Mews, Sheffield S6 1LW

**\*\*NO CHAIN - SPACIOUS TWO BEDROOM APARTMENT\*\*** This lovely two bedroom property is located in this quiet location. Benefiting from the sought after open plan kitchen diner and lounge living, this apartment will appeal to all ages. Close to excellent road links and close to the Kilner way, Middlewood and Hillsborough shopping centres. The property briefly comprises of; Entrance hallway; Open plan kitchen diner and lounge; Two double bedrooms; Family bathroom; Allocated parking;



Council Tax Band: A



### **ENTRANCE HALLWAY**

The apartments have wall mounted telephone intercom access, operated from the buzzer system at entrance door directed to each individual property. From the communal door, stairs lead up to the apartments entrance door, which opens to the hallway. With; Built in storage cupboards; Ceiling light points; Central heating radiator; Carpet flooring; Solid doors to the storage cupboard, two bedrooms, family bathroom and open plan breakfast kitchen and lounge;

### **OPEN PLAN KITCHEN DINER AND LOUNGE**

#### **LOUNGE**

16'5" x 13'2"

This spacious lounge area has; Front facing French doors open out onto a Juliette balcony and allow plenty of light to flow throughout this good size lounge; Coving; Carpet flooring; Decorative wood fireplace surround with black inset and black marble heath inset with a chrome finished living flame effect electric fire; Central heating radiator; Ceiling light point;

#### **KITCHEN DINER**

16'5" x 8'7"

With a good range of modern beech finish wall, base & drawer units complete with rolled edged work surfaces; One and a half sinks and drainer with mixer tap; Colourful small square tiling has been laid to the splash area; Coving; Lino flooring laid throughout; Integrated double oven and grill, four ring gas black hob and ceiling extractor fan above; Space and plumbing for an under counter washer/dryer and an upright fridge freezer; There is space for a dining table and chairs; Rear facing Juliette balcony with French doors; Recessed ceiling spot lights; Central heating radiator;

#### **BEDROOM ONE**

10'0" x 10'0"

The good sized bedroom one has; uPVC double glazed window to the rear

elevation; Benefiting from fitted wardrobe storage; Carpet flooring; Central heating radiator; Ceiling light point;

#### **BEDROOM TWO**

A further good size bedroom with; uPVC double glazed window to the rear elevation; Carpet flooring; Central heating radiator; Ceiling light point;

#### **BATHROOM**

Comprising of; WC with push button flush; Wash basin; Bath with wall mounted electric shower and side screen door; uPVC obscure glazed window to the rear elevation; Tiled walls; Recessed ceiling spot lights; Extractor fan; Solid door to the storage cupboard;

#### **OUTSIDE SPACE**

Set in a quiet cul-de-sac location with access to lovely well maintained communal gardens to the rear of the property. One parking space has been allocated to the property with plenty of visitor parking available on site.

#### **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked

the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





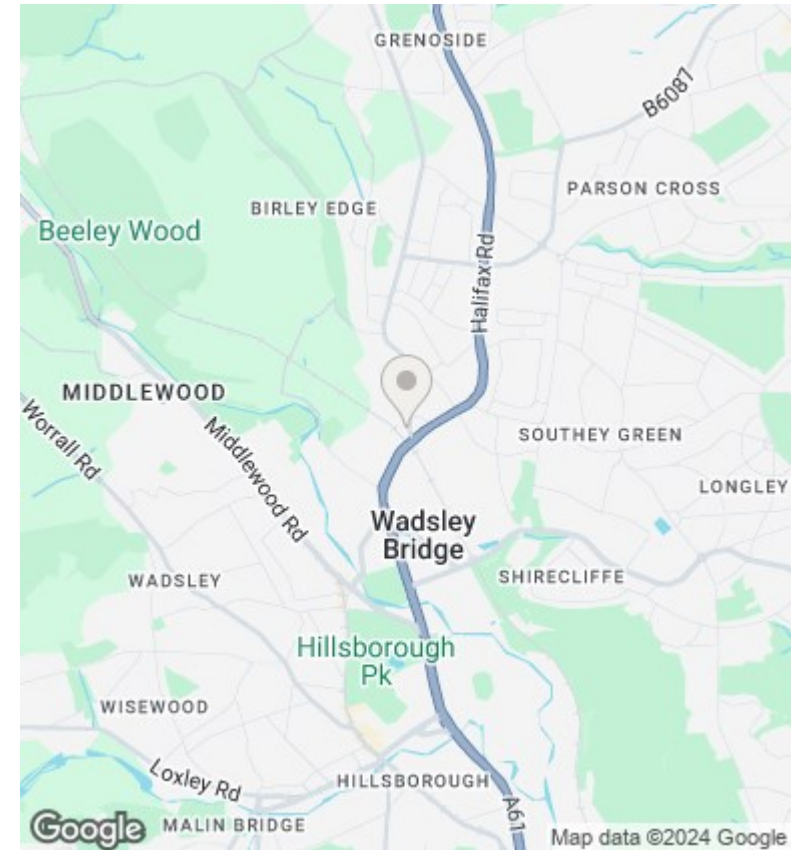
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
	74	77
EU Directive 2002/91/EC 