



Primrose Drive, Ecclesfield, S35

£100,000

- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- POPULAR AREA
- COUNCIL TAX BAND A - £1,369.21
- GROUND RENT - £200 PA
- BRAND NEW ELECTRIC HEATERS THROUGHOUT
- COVERED ALLOCATED PARKING
- LEASEHOLD 182 YEARS REMAINING
- SPACIOUS PROPERTY
- OPENPLAN LIVING
- SERVICE CHARGE - £1797.47 PA

39 Primrose Drive, Sheffield S35 9ZQ

**** TWO BEDROOM FIRST FLOOR APARTMENT ** POPULAR LOCATION **** This lovely two double bedroom first floor apartment is situated in a great location. Close to excellent road links, with Whitley Hall Cricket Club, good schools and excellent local amenities nearby. The property briefly comprises of; Communal entrance; Hallway with built in storage; Open Plan lounge, kitchen dining room; Two good sized bedrooms; Family bathroom; Covered allocated parking space; Maintained communal areas;



Council Tax Band: A



ENTRANCE HALLWAY

The apartment has a wall mounted telephone intercom access, operated from the buzzer system at the entrance door directed to each individual property. From the communal door, one short flights stairs or a lift lead up to the first floor apartments access door, which opens to the 'L' shaped hallway. Having; Built in storage cupboard, with space and plumbing for a washing machine; Recessed ceiling spotlights; Airflow vent system; Electric wall heater; Carpet flooring; Solid doors to storage cupboard, the two bedrooms, family bathroom and the open plan kitchen, diner and lounge;

OPEN PLAN LIVING SPACE

LOUNGE AREA

This area has; uPVC double glazed patio doors opening to the Juliette balcony with a front facing view; Wood effect flooring; Recessed ceiling spotlights; Wall lights; Electric wall heater;

KITCHEN DINING AREA

With; A good range of wood effect wall, base and drawer units, complemented with black rolled top work surfaces; Single stainless sink and drainer with mixer tap; Integrated electric oven and four ring hob, with extractor fan above; Under unit lighting; Space for a dining table and chairs; Wood effect flooring; Recessed ceiling spotlights; Electric heater; Airflow vent system;

BEDROOM ONE

This spacious bedroom one has; uPVC double glazed window to the front elevation; Carpet flooring; Electric heater; Recessed ceiling spotlights;

BEDROOM TWO

A further double bedroom with; uPVC double glazed window to the front elevation; Carpet flooring; Electric heater; Recessed ceiling spotlights;

FAMILY BATHROOM

Comprising of; WC with push button flush; Wash basin; Bath with wall mounted electric shower and side screen door; Tiled walls and flooring; Wall mounted mirrored cupboard; Recessed ceiling spotlights; Extractor fan; Electric heater; Airflow vent system;

PARKING

One allocated covered parking space;

OUTSIDE

Access to lovely well maintained communal areas;

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.





Approx. 53.5 sq. metres (576.4 sq. feet)



Total area: approx. 53.5 sq. metres (576.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	