



## Apartment 22 Green Moor Heights, 12 Edward Street, Stocksbridge,

Asking Price £130,000

- NO CHAIN
- SECURE ALLOCATED PARKING
- EXCELLENT LOCAL AMENITIES
- SPACIOUS TWO BEDROOM APARTMENT
- WELL MAINTAINED COMMUNAL AREAS
- LEASEHOLD
- GOOD SIZED BATHROOM
- CLOSE TO LOCAL TRANSPORT LINKS
- COUNCIL TAX BAND A



# 12 Edward Street, Sheffield S36 1BJ

**\*\*UNEXPECTEDLY BACK ON THE MARKET\*\*NO CHAIN \*\* SPACIOUS SECOND FLOOR APARTMENT\*\* Located in the village of Stocksbridge, close to excellent motorway, road and bus link connections, as well as excellent local amenities. The property briefly comprises of; Entrance hallway: Spacious lounge; Breakfast kitchen; Primary bedroom with en suite; Great size second bedroom; Spacious bathroom with white suite; Well maintained communal areas; Secure allocated parking space;**



Council Tax Band: A



## **ENTRANCE HALL**

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, a lift or two flights of stairs lead up to the apartments entrance door; The welcoming entrance hallway has; Carpet flooring; Central heating radiator; Ceiling light; Storage area; Solid doors to all rooms;

## **BREAKFAST KITCHEN AND LOUNGE**

The lounge area is spacious and light with; uPVC double glazed patio doors opening to a Juliet balcony; Carpet flooring; Central heating radiator; Ceiling light point; Power and aerial sockets;

The breakfast kitchen is fitted with a good range of light wood wall, base and drawer units; Black roll top work surfaces; Electric oven with four ring hob; Sink and drainer with mixer tap and tiled splash back; Plumbing for Fridge/ Freezer, Washing machine and Dishwasher; Double glazed window to the side elevation; Ceiling light point; Laminate flooring; Power sockets;

## **BEDROOM ONE**

This spacious primary bedroom comprises of; Carpet flooring; Double glazed window to the side elevation; Central heating radiator; Ceiling light point; Solid door to the en suite shower room;

## **EN SUITE**

Having; Shower enclosure with wall mounted shower and screen door; Wash basin; WC; Extractor fan; Laminate flooring; Tiles to all wet areas; Obscure double glazed window to side elevation; Recessed ceiling spotlights;

## **BEDROOM TWO**

A further good sized bedroom, bedroom two has; Carpet flooring; Double glazed window to the side elevation; Ceiling light point; Central heating radiator; Power sockets;

## **FAMILY BATHROOM**

The spacious family bathroom has; Paneled bath; Pedestal wash basin; Free standing vanity storage unit; WC with push button flush; Tiled walls to wet areas; Recessed ceiling spotlights; Central heating radiator; Extractor fan; Tiles to wet areas; Laminate flooring;

## **OUTSIDE**

Secure allocated parking space to the rear car park with visitor parking in bays to the front of the property. Well maintained communal areas and gardens to the front and rear;

## **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>                                   | 83      | 83                      |
| (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> |         |                         |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC |