

49 Regent Court Bradfield Road, Sheffield, S6 2BT

£725

- ONE BED GROUND FLOOR APARTMENT
- WELL PRESENTED
- GREAT PUBLIC TRANSPORT LINKS
- BOND £836
- COMMUNAL HEATING INCLUDED WITHIN RENT
- SPACIOUS ROOMS THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- RENT - £725
- COUNCIL TAX BAND A - £1,512.43

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This ideally situated ground floor apartment benefits from spacious rooms throughout. The well presented home offers a modern interior with plenty of storage. Providing excellent access to local amenities within Hillsborough and great public transport links a short walk away.

The property briefly comprises of; Entrance hall; Sleek kitchen; Large lounge; Useful utility area/rear porch; Spacious double bedroom and shower room.

Having well maintained communal areas and surrounding gardens.



Council Tax Band: A



ENTRANCE HALL

This ideally situated ground floor flat is entered via solid door into the entrance hallway; Having; Wood effect vinyl flooring; Painted walls; Ceiling light point; Solid doors accessing lounge, kitchen, bedroom and shower room;

LOUNGE

Large lounge; Comprising of; Carpet flooring; Double uPVC double glazed window with view of communal gardens; Central heating radiator; Painted walls; Solid door accessing utility area/rear porch; Ceiling light point;

UTILITY AREA / REAR PORCH

With; Large uPVC double glazed window with views of the communal garden; Open window into kitchen; Space and plumbing for washing machine; Great for storage; Concrete flooring; Painted walls; Wall light;

KITCHEN

A good combination of wall, draw and base gloss units; Sleek black work top; Integrated single oven with four ring induction hob; Extractor fan above; Small breakfast nook; Pantry cupboard; Open window into utility area/rear porch providing views of the communal garden; Space for free standing fridge/ freezer and dishwasher; Wood effect vinyl flooring; Painted walls; Ceiling light point;

BEDROOM

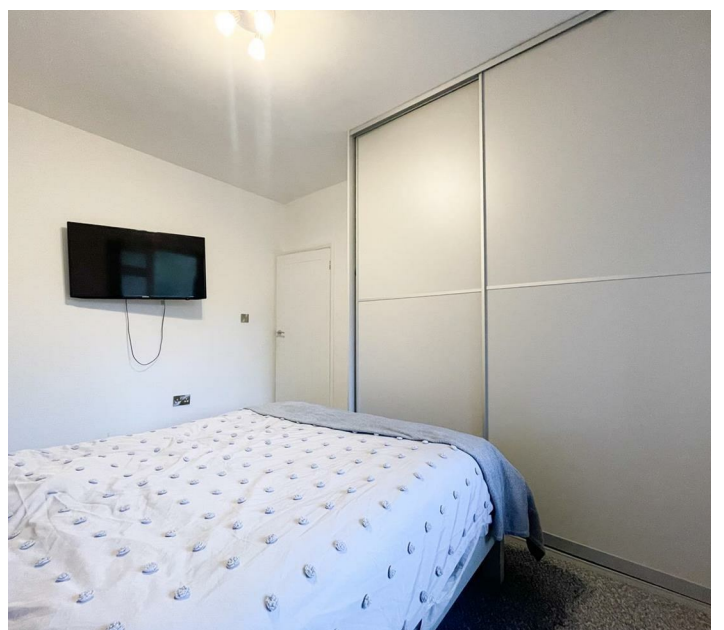
Spacious double bedroom; Benefiting from; Carpet flooring; Large front facing uPVC double glazed window; Built in wardrobes; Central heating radiator; Painted walls; Ceiling light point;

SHOWER ROOM

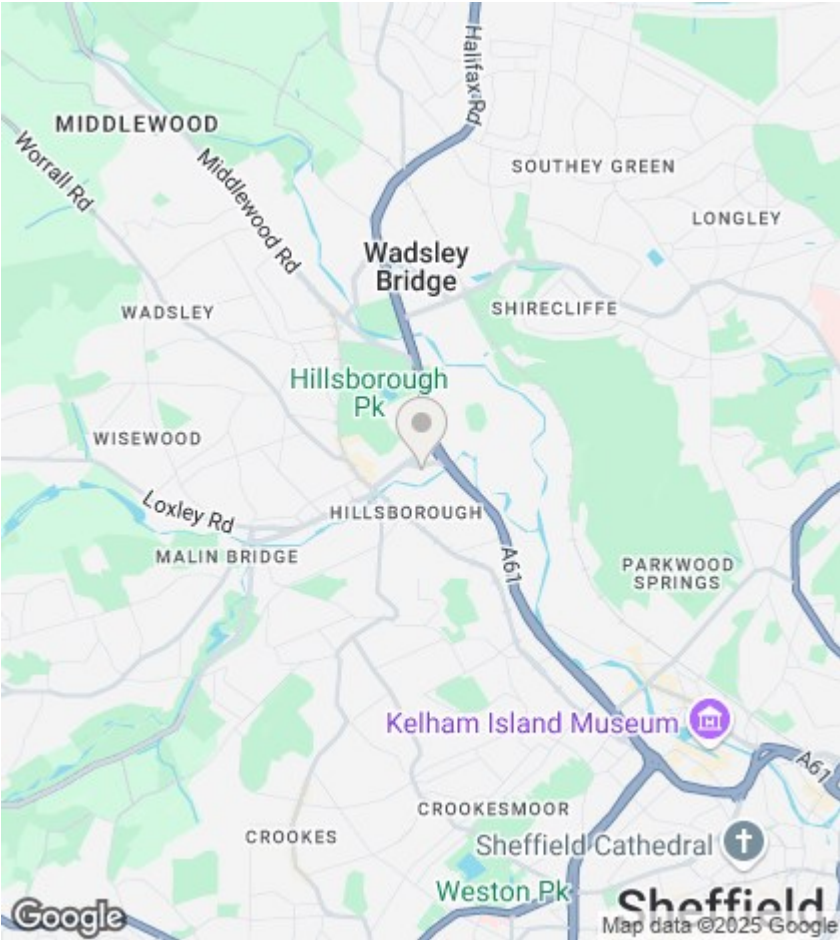
Comprising of; Low level toilet; Wash basin set into vanity unit; Large corner shower; Useful built in storage cupboards and shelving; Obscure front facing uPVC double glazed window; Tiled walls to wet areas; Remaining painted walls; Wood effect vinyl flooring; Heated towel rack; Ceiling light point;

OUTSIDE

Well maintained communal gardens and reception area. Great accessibility to Hillsborough and public transport links.







Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC