



LINCOLN RALPH



First Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



Ground Floor

Approx. 2.8 sq. metres (30.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.

Bosville Road, Sheffield, South Yorkshire, S10

GREAT LOCATION! TWO BEDROOMS, FIRST FLOOR FLAT! CLOSE TO A RANGE OF AMENITIES, HOSPITAL AND UNIVERSITY BUILDINGS

A two bedroom, first floor flat in this ever popular location. The position allows great access to a range of quality amenities including hospitals and university buildings. The accommodation briefly comprises an entrance lobby, landing/hall, living room, fitted kitchen, two bedrooms and a bathroom. Outside the dwelling benefits from a lawned garden. Viewing is recommended!

Entrance lobby Front facing UPVC double glazed entrance door, side facing UPVC double glazed window. Stairs rise to the first floor landing.

Landing Side facing UPVC double glazed window. A door opens to a useful storage cupboard. A door opens to the hall.

Hall Having access to the loft, coving to the ceiling, wood effect laminate flooring, radiator and a cupboard. Doors open to the living room, kitchen, bedrooms and bathroom.

Living Room 4.15 x 3.96. Front facing UPVC double glazed window, tiled fire surround, hearth and back, picture rail, wood effect laminate flooring and a radiator.

Kitchen 3.23 x 3.26. (Maximum measurements) Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob with extractor hood over, built in electric oven along with plumbing for a washing machine. Having tiling to splashback height, wall mounted central heating boiler, front and side facing UPVC double glazed windows.

Bedroom 1 4.0 x 3.18. Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Bedroom 2 2.81 x 2.71. Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Bathroom 2.49 x 1.25. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to splashback height, rear facing UPVC double glazed window and a radiator.

Outside Lawned garden

- Two bedrooms
- First floor flat
- Popular location
- Perfectly placed for amenities
- Close to hospital and university buildings
- Gas heating to radiators
- UPVC double glazing
- Ideal starter home or investment property

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Total area: approx. 64.3 sq. metres (692.2 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.