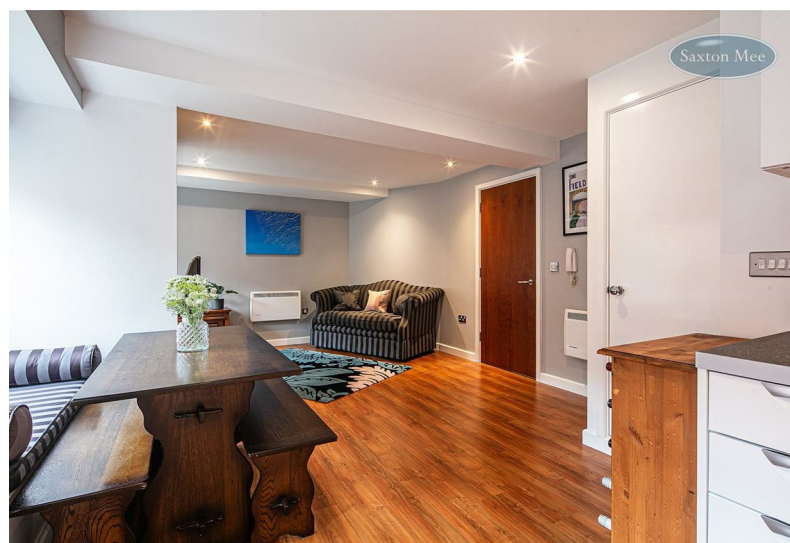




Arundel Street Sheffield S1 2NS
Guide Price £175,000

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Sheffield S1 2NS

Guide Price £175,000

GUIDE PRICE £175,000-£180,000 * NO CHAIN * FIRST FLOOR APARTMENT * Viewing is highly recommended to fully appreciate this impressive two double bedroom, first-floor apartment, offering bright and spacious accommodation within the historic Grade II* Listed Butcher Works development.

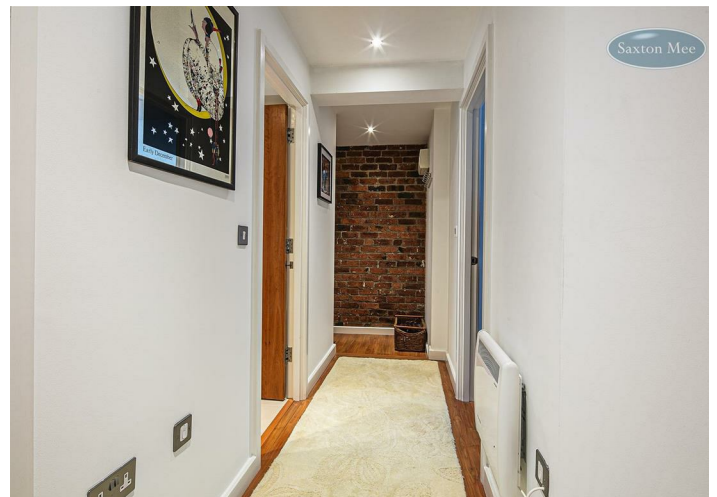
Beautifully combining period character with contemporary living, the apartment is complemented by electric heating, and modern fixtures and fittings throughout.

Dating back to 1860, Butcher Works has been thoughtfully converted to create a collection of stylish apartments whilst preserving the architectural character and rich industrial heritage of this landmark development. Perfectly positioned within Sheffield's vibrant Cultural Industries Quarter, the property is within easy walking distance of Sheffield city centre and the railway station, while Sheffield Hallam University is virtually on the doorstep. An excellent selection of independent shops, cafés, bars and other amenities can also be found close by.

Accessed via stairs to the first floor, the accommodation opens into a welcoming entrance hallway featuring an exposed brick wall, immediately showcasing the character found throughout the apartment. The heart of the property is the impressive open-plan living, kitchen and dining area, a bright and inviting space enhanced by four large windows incorporating attractive window seats. The kitchen is fitted with a range of units and contrasting work surfaces incorporating a sink and drainer. A selection of integrated appliances includes an electric oven, four-ring hob with extractor above, washer/dryer, dishwasher and fridge freezer. There are two double bedrooms, both benefiting from fitted wardrobes. Completing the accommodation is a fully tiled bathroom fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin, complemented by a chrome towel radiator.

- TWO DOUBLE BEDROOMS
- GRADE II* LISTED DEVELOPMENT
- FIRST FLOOR APARTMENT
- SPACIOUS OPEN-PLAN LIVING
- MODERN FITTED KITCHEN
- INTEGRATED APPLIANCES
- FITTED WARDROBES
- ATTRACTIVE COMMUNAL COURTYARD
- EXCELLENT CITY CENTRE LOCATION





OUTSIDE

Well-kept cobbled courtyard/communal area. Cycle and bin store.

LOCATION

Enjoying a fantastic location in the Heart of the City, with Hallam University, the Railway station, the Lyceum and Crucible Theatres and 'the moor market' area of the City all within a short walk. Enjoying such a central location there are restaurants, bars, pubs and cafes right on your door step and excellent public transport links with bus, Supertram and rail links all close by.

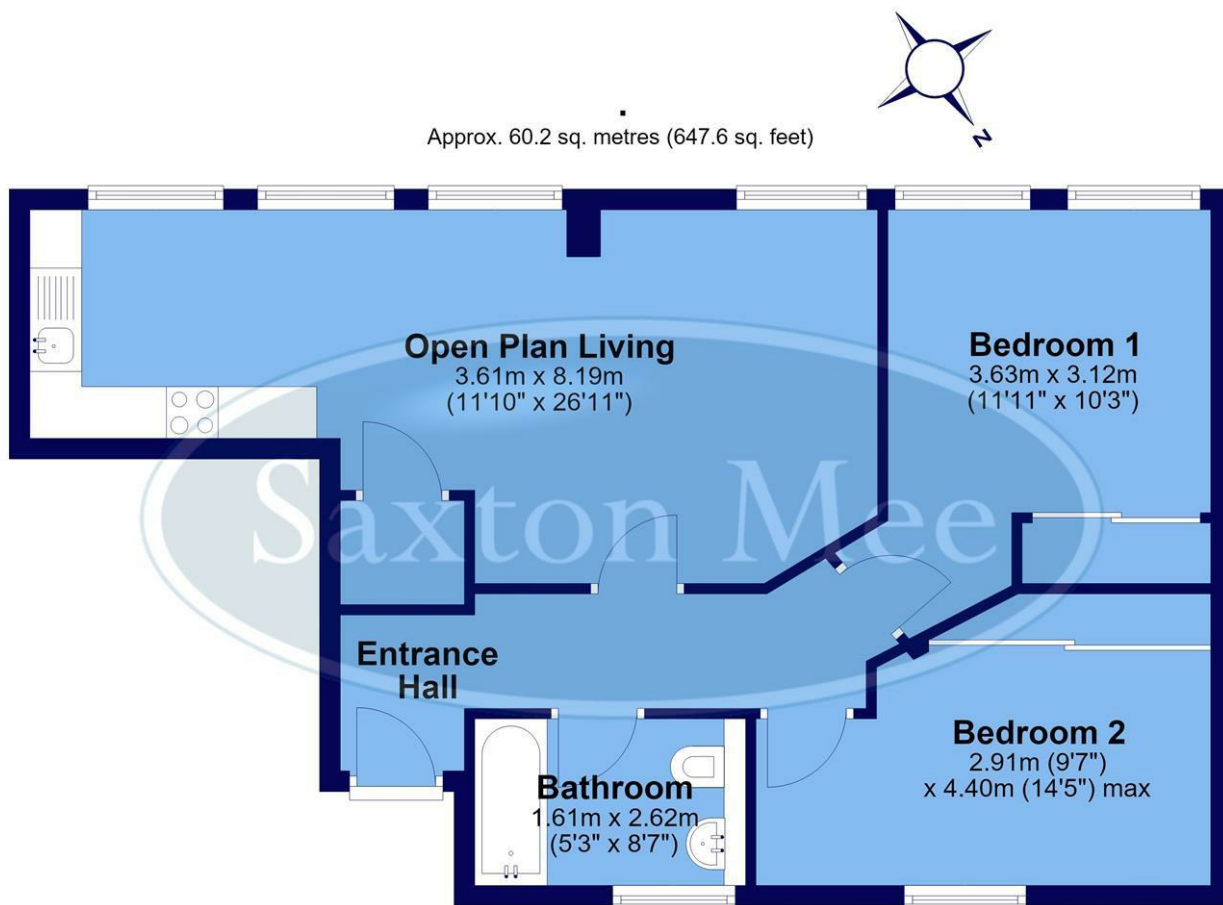
MATERIAL INFORMATION

Tenure: Leasehold with a term of 130 years remaining. The Service Charge includes water used at the apartment.
Council Tax Band: B.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 60.2 sq. metres (647.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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