2ROOST
SALES AND LETTINGS

6 Pickard Drive, Sheffield, Sheffield, S13 8EX

GUIDE PRICE £95,000 - £100,000 ****NO CHAIN**** Well presented and maintained one bedroom ground floor apartment benefiting from video security intercom, HIVE heating system and allocated parking space. The accommodation comprises hallway with double inbuilt cloaks cupboard, open plan lounge and kitchen having four ring gas hob and inbuilt oven. Further integrated appliances include the washing machine and fridge freezer. Also having double bedroom with fitted wardrobes and bathroom with white suite.

£95,000 Guide Leasehold

The property comprises

Hallway

Open plan Lounge & Kitchen - 4.04m x 5.94m (13' 3" x 19' 6")

Bedroom - 2.96m x 3.43m (excluding wardrobe) (9' 9" x 11' 3")

Bathroom - 1.95m x 1.79m (6' 5" x 5' 10")

To arrange a viewing, please call us on 0114 287 8696 or email us at info@2roost.co.uk.

Disclaimer: Please note that all the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.