



Farriers Way
Killamarsh
Sheffield
Derbyshire
S21

Offers In Excess Of £109,000

bettermove

Farriers Way Sheffield

Bettermove are proud to present this 2 bedroom flat in Killamarsh, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with allocated parking available.

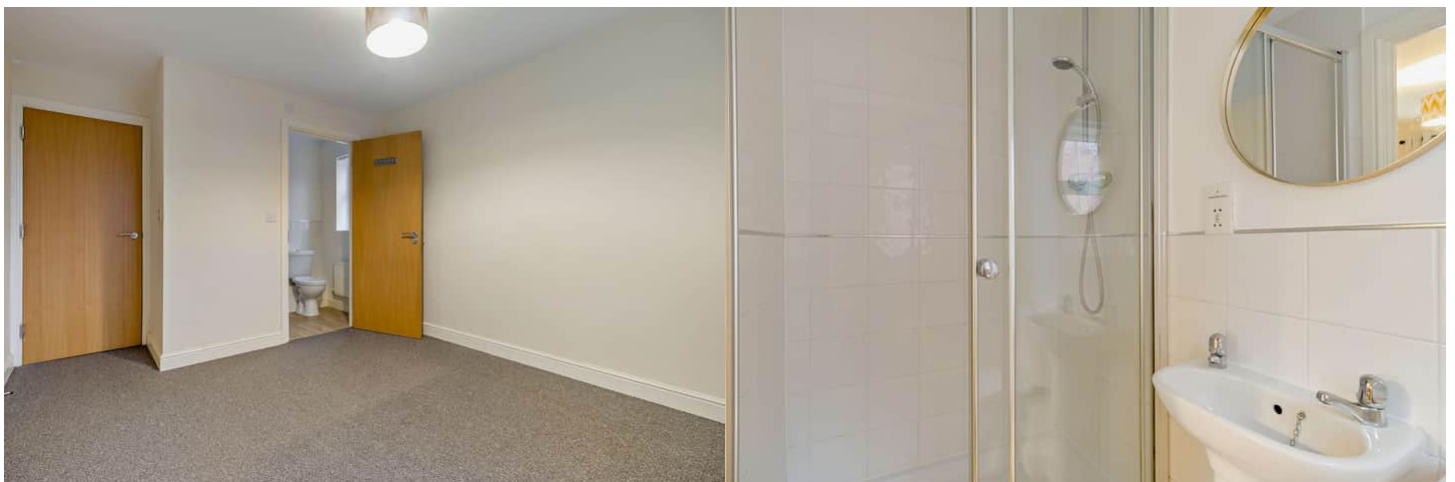
The council tax band is A.

This is a leasehold property with 105 years remaining on the lease; the ground rent is £100.00 per annum, and the service charge is £2,000.00 per annum.

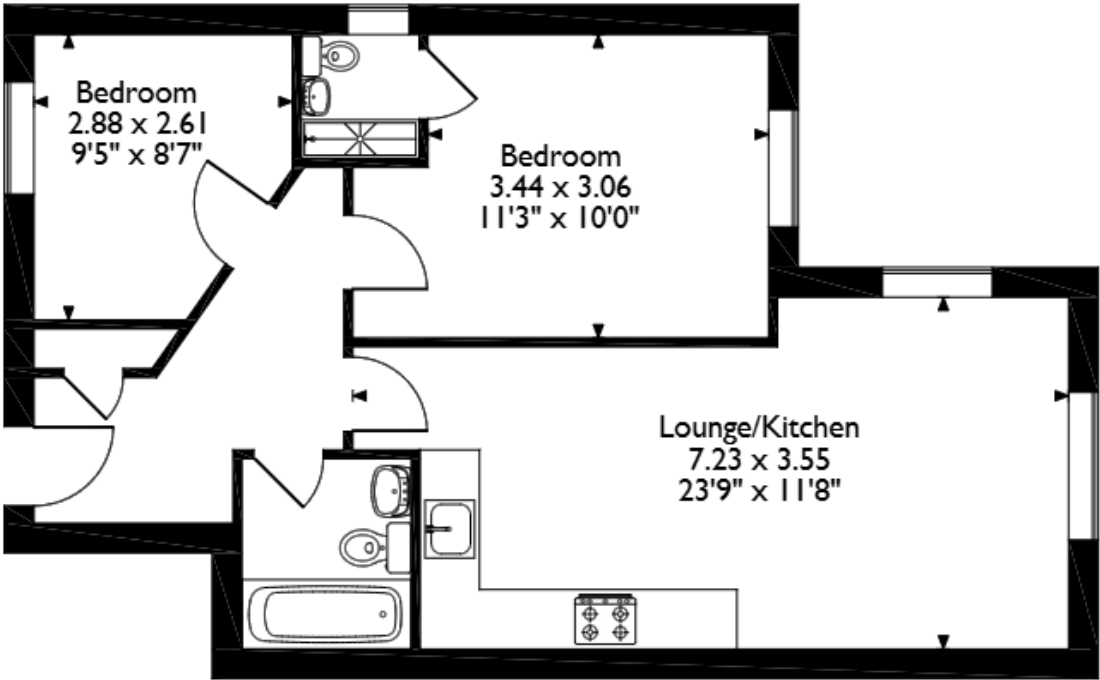
Situated on the first floor of the building, the interior of this beautifully presented property comprises a spacious, open-plan living/kitchen area, two bedrooms, the master bedroom benefits from a private en-suite, alongside the family bathroom.

Located in the sought after village of Killamarsh, Sheffield, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Kiveton Bridge Train Station (3.5 miles), Halfway Tram Stop (1.5 miles), a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Farriers Way, Killamarsh, Sheffield
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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