



**Morton Works
West Street
Sheffield
South Yorkshire
S1**

Offers in Excess of £95,000

bettermove

West Street Sheffield

Bettermove are proud to present this 1 bedroom flat in Sheffield, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with one parking space available.

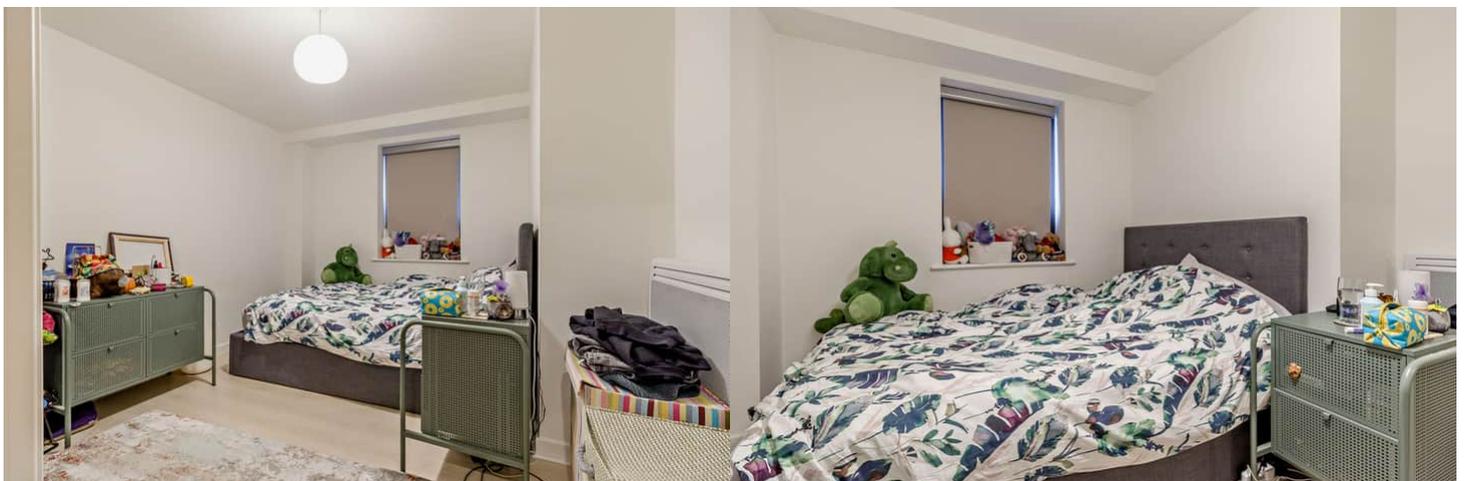
The council tax band is B.

This is a leasehold property with 976 years remaining on the lease; the ground rent is £150.00 per annum, and the service charge is £290.00 per month.

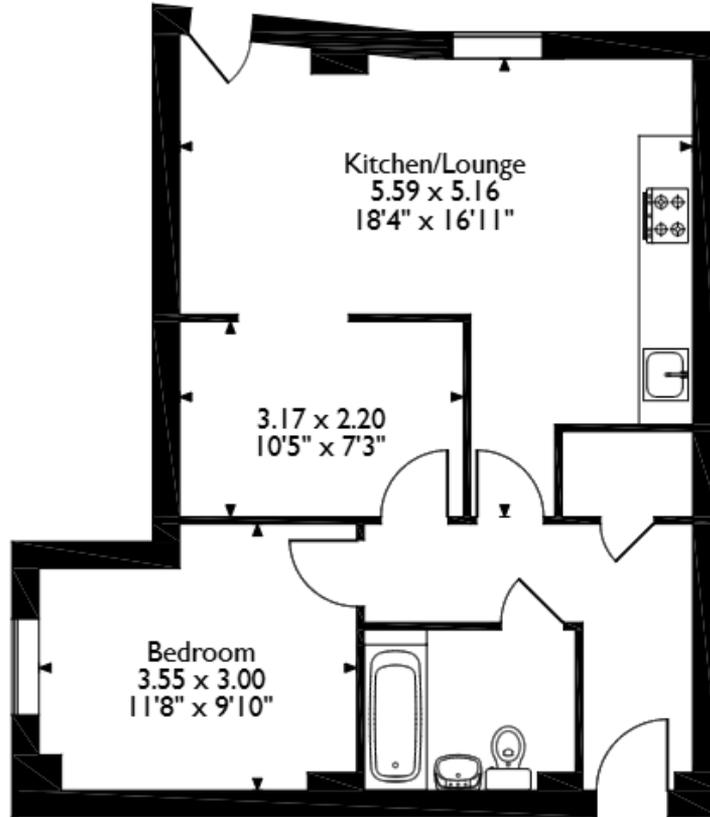
The interior of this beautifully presented, second floor property comprises a spacious living/kitchen area, dining room, one double bedroom, and a family bathroom.

Located in the popular city of Sheffield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from West Street Tram Stop, Sheffield Train Station, 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.



Morton Works, Apartment, West Street, Sheffield
 Approximate Gross Internal Area
 52 Sq M/560 Sq Ft



Second Floor

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk