



**Baslow Road
Sheffield
South Yorkshire
S17 4DR**

Offers in Excess of £215,000

bettermove

Baslow Road Sheffield

Bettermove are pleased to present this charming two bedroom top floor maisonette in Totley, available with no forward chain.

The property is available with vacant possession. This is a leasehold property with 163 years remaining; the ground rent is £250 per year. The council tax band is A.

The interior of this beautifully presented property comprises a bay fronted lounge, open plan kitchen/breakfast room, conservatory and shower room on the lower level. The top floor consists of two bedrooms with a Jack and Jill en suite shower room. The exterior boasts a private garden with lawn and patio areas, perfect for enjoying the summer months, as well as two allocated off road parking spaces.

Located in the popular area of Totley, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A621 and Dore & Totley rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

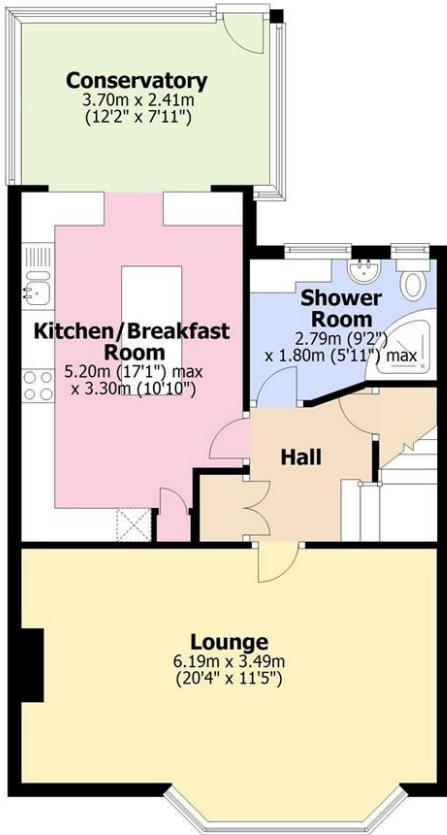
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



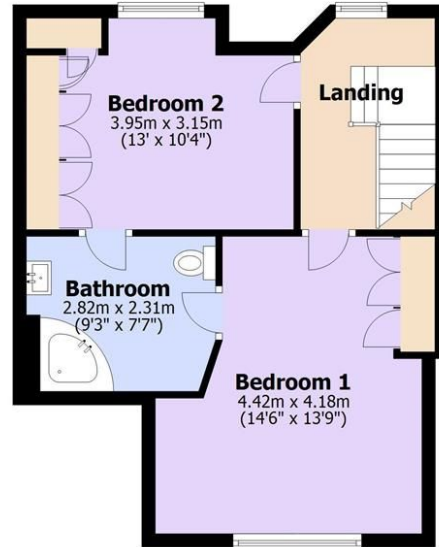
Ground Floor

Approx. 61.5 sq. metres (661.5 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 102.7 sq. metres (1105.3 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

162a Baslow Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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