







141 Duncan Road

Crookes • Sheffield • S10 1SP

Guide Price £190,000 to £200,000

Guide Price £190,000 to £200,000 An attractively presented 2 bedroom 1st floor apartment with stunning views from the kitchen and living room over the Rivelin Valley. Forming part of this purpose built development at the head of a cul-de-sac in the heart of Crookes, benefitting from Upvc double glazing, gas central heating, off road parking and a garage. Offered to the market with no onward chain, and making an ideal 1st time purchase or investment. An external entrance door opens into the communal hallway with stair access to the 1st floor. A private door opens into the reception hallway with useful storage cupboard. The kitchen is fitted with modern cream gloss wall and base units complemented by a wood effect work surface. A range of integrated appliances include an electric oven, electric hob and fridge/freezer, together with space and plumbing for a washing machine. Within one of the wall mounted units is the Vaillant combination gas central heating boiler. The living room has ample space for a dining area and seating area and a large window taking advantage of the superb view. Both bedrooms have fitted wardrobes, and the shower room is fitted with a suite comprising shower cubicle, w.c and wash hand basin together with fully tiled walls. Outside there are communal gardens, off road parking and a single garage which is the middle one of the block of 7 and has an up and over door. Leasehold 189 years from 1/3/1979. No ground rent. £720 per year service charge.





- 2 Bedroom Apartment
- Stunning Views
- Heart Of Crookes
- Off Road Parking & Garage
- UPVC Double Glazing

- Gas Central Heating
- Ideal 1st Time Buy Or Investment
- No Onward Chain
- Leasehold
- Council Tax Band A - EPC C



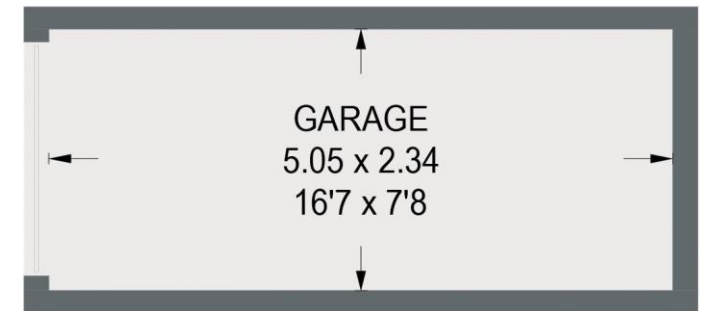
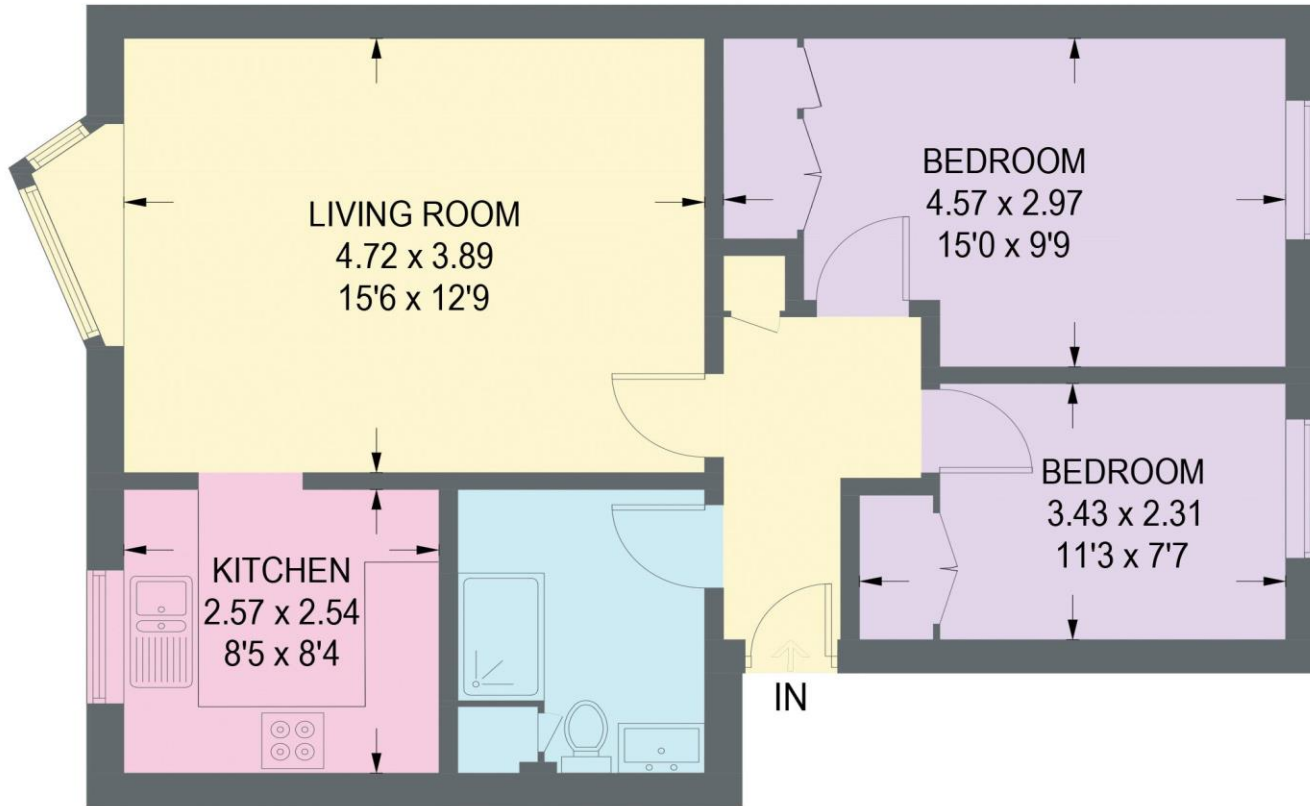


141 DUNCAN ROAD

APPROXIMATE GROSS INTERNAL AREA = 56.5 SQ M / 608 SQ FT

GARAGE = 11.9 SQ M / 128 SQ FT

TOTAL = 68.4 SQ M / 736 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

FIRST FLOOR

Illustration for identification purposes only.
measurements are approximate, not to scale.



haus

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