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**Flat 4, Emmet House, 64 Wilkinson Street
Sheffield**

Guide Price £150,000 - £160,000

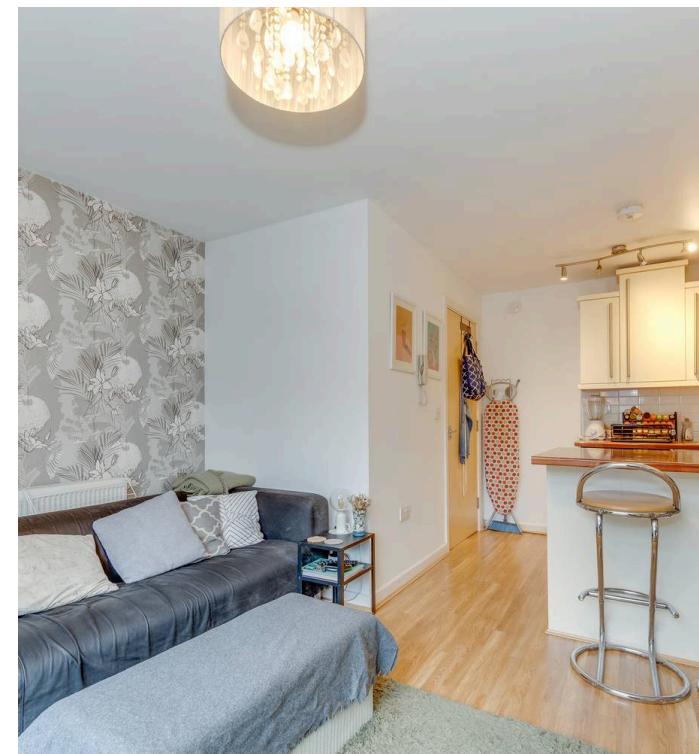
Flat 4

Emmet House, Sheffield

This fabulous two bedroom ground floor apartment presents a rare opportunity to secure a stylish and well presented home in the heart of the ultra-popular Botanical Gardens district within S10. Perfectly suited for professional couples, first time buyers, or those looking to downsize, this property is ideally positioned for city living with the Royal Hallamshire Hospital just up the road, the Peak District on the doorstep, and principal universities, the Botanical Gardens, and central Sheffield all within easy reach. The apartment is designed with modern living in mind and features a spacious sitting room that opens onto a private front decked balcony (accessed directly from the sitting room), creating an inviting space for relaxation or entertaining guests.

Council Tax band: A Tenure: Leasehold

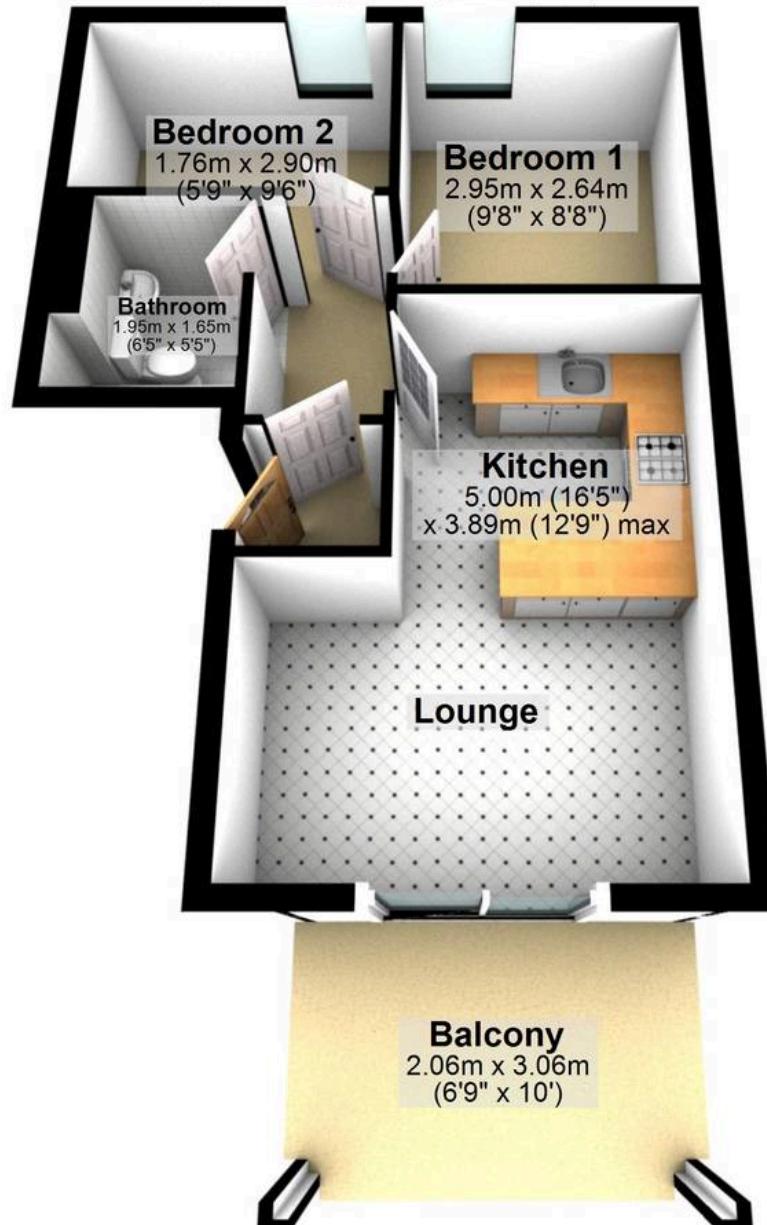
- FABULOUS TWO BEDROOM GROUND FLOOR APARTMENT
- PRIVATE FRONT DECKED BALCONY ACCESSED FROM THE SITTING ROOM
- ROYAL HALLAMSHIRE HOSPITAL LITERALLY UP THE ROAD THE PEAK DISTRICT IS ALSO ON THE DOORSTEP
- PRINCIPAL UNIVERSITIES ARE WITHIN EASY REACH AS ARE THE BOTANICAL GARDENS AND CENTRAL SHEFFIELD
- LEASEHOLD PROPERTY COUNCIL TAX BAND A EPC RATING B PERMIT RESIDENTS CAR PARK TO THE FRONT OF THE DEVELOPMENT
- AVAILABLE TO MARKET WITH THE BENEFIT OF NO UPWARD CHAIN AND VACANT POSSESSION ON COMPLETION
- PERFECT FOR THE PROFESSIONAL COUPLE FIRST TIME BUYER OR THOSE LOOKING TO DOWNSIZE





Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 38.3 sq. metres (412.1 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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