

Headford Gardens, Sheffield, S3

£110,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 1

HouseSimple is thrilled to offer this superbly presented and newly renovated 1 bedroom, first floor apartment in an extremely popular and highly sought after central area of Sheffield. A stand-out property on the market in this area. The accommodation in this lease

Key features:

- Central location
- New bathroom
- New kitchen
- Parking space
- Great transport links
- Close to Universities
- Close to Hospitals

Extra info:

- **Property Age:** 27 years
 - **Council Tax:** Band A (£100.00 per-month)
 - **Double Glazing:** All
 - **Heating:** Electric
 - **Parking:** Allocated Parking Spot
 - **Lease info:** 98 years remaining
- Ground Rent:** £30.00 per-annum
Maintenance: £43.50 per-month
Maintenance Company: Fairways



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The accommodation in this leasehold property briefly comprises; newly decorated, bright and airy hallway with large storage cupboard (also containing water storage tanks), substantial lounge with large windows and juliet balcony overlooking the gardens below, fantastic brand new traditional farmhouse style kitchen with feature floor tiles and integrated appliances including electric oven, electric hob and extractor hood. There is also space for two further appliances (currently refrigerator and washer). A bright, newly fitted modern bathroom with bath and new electric shower, Master Bedroom; a beautiful large double bedroom with ample space for wardrobes and storage and with a window overlooking the gardens.

The apartment comes with an allocated parking space at the front of the building, a rare feature this close to the city centre.

The Headford development itself is set in privately maintained and landscaped communal gardens and the parking spaces are monitored to ensure they are used only by residents.

There are also allocated bin stores and drying spaces for each block located outside.

Local Area

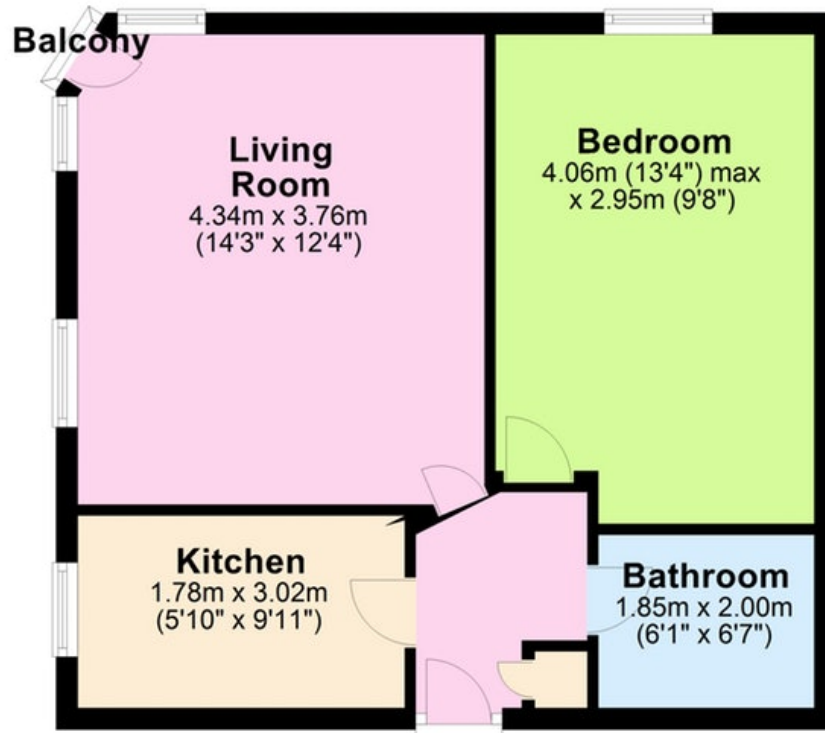
Quiet residential cul-de-sac, not used as a through road so is lovely and quiet in comparison to others in the area. Very popular with young professionals and couples. Within easy reach of the City Centre, Hallamshire Hospital and both University of Sheffield and Sheffield Hallam University campuses. Excellent public transport links via bus, train or Supertram. Supermarkets (Tesco, Aldi and Waitrose) and local bars, shops and restaurants in the Devonshire Quarter, West Street, Division Street and Ecclesall Road within a 5 minute walk/2 minute drive. Ideally located for the M1, M18 and other arterial routes. 1 minute walk from Devonshire Green.

Property Details

Well built, high quality finish and good EPC rating for energy consumption and sustainability, full uPVC double glazing, electric heating, insulated to a high standard.


Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate



73, Headford Gardens, SHEFFIELD, S3 7XB

Dwelling type: Mid-floor flat	Reference number: 0861-2824-6560-9601-7655
Date of assessment: 04 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 June 2019	Total floor area: 45 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,305
Over 3 years you could save	£ 183

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 183 over 3 years</p> </div>
Heating	£ 675 over 3 years	£ 564 over 3 years	
Hot Water	£ 507 over 3 years	£ 435 over 3 years	
Totals	£ 1,305	£ 1,122	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4CAF50; color: white; padding: 2px;">(92 plus) A</td> <td style="background-color: #8BC34A; padding: 2px;">B</td> <td style="background-color: #FFEB3B; padding: 2px;">C</td> <td style="background-color: #FFC107; padding: 2px;">D</td> <td style="background-color: #FF9800; padding: 2px;">E</td> <td style="background-color: #FF5722; padding: 2px;">F</td> <td style="background-color: #C0392B; padding: 2px;">G</td> </tr> <tr> <td style="font-size: x-small;">(81-91)</td> <td style="font-size: x-small;">(69-80)</td> <td style="font-size: x-small;">(55-68)</td> <td style="font-size: x-small;">(39-54)</td> <td style="font-size: x-small;">(21-38)</td> <td style="font-size: x-small;">(1-20)</td> <td style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	B	C	D	E	F	G	(81-91)	(69-80)	(55-68)	(39-54)	(21-38)	(1-20)	Not energy efficient - higher running costs	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: green;">78</td> <td style="font-size: 2em; color: green;">81</td> </tr> </table>	Current	Potential	78	81	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	B	C	D	E	F	G														
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Top actions you can take to save money and make your home more efficient

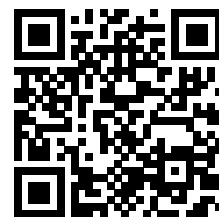
Recommended measures	Indicative cost	Typical savings over 3 years
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42
2 High heat retention storage heaters	£800 - £1,200	£ 141

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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