



St. Aidans Rise, Sheffield, S2

£80,000
Shared ownership

Tenure: Shared Freehold, **Bedrooms:** 2

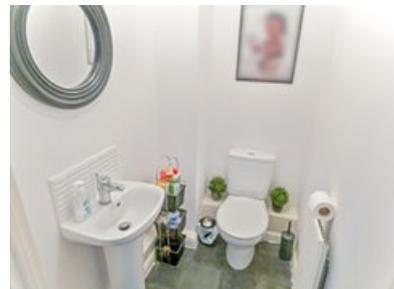
A FANTASTIC opportunity to purchase this spacious two double bedroom modern semi-detached home, you have 2 options of either purchasing - 50% ownership for £80,000 or 100% ownership at £160,000 - AN INTERNAL VIEWING IS A MUST!

Key features:

- Spacious two double bedroom
- cul-de-sac location
- superb generously sized contemporary kitchen
- Downstairs WC
- Viewings Highly Recommended
- 50% shared ownership
- 100% ownership
- Ready to move into
- MOTIVATED VENDOR
- INTERNAL VIEWING A MUST!
- NO ONWARD CHAIN

Extra info:

- **Property Age:** 26 years
- **Council Tax:** Band C (£148.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



**** THE PROPERTY CAN EITHER BE PURCHASE AS A WHOLE 100% AT £160,000 OR SHARED OWNERSHIP 50% at £80,000 ****

Benefiting from a superb generously sized contemporary high gloss dining kitchen, downstairs WC and stylish interior throughout. Also having fantastic rear views towards the city, off-road parking, uPVC double glazing, and gas central heating.

Residing on a cul-de-sac location close to Sheffield city center, shops and schools. The area is well served by a good public bus service.

Accommodation comprises:

*** Hallway**

An external door opens into the hallway having a central heating radiator. Stairs rise to the first-floor landing. Interior door opens into the lounge.

*** Beautiful Lounge: 3.05m (max) x 4.19m (max) (10'6" x 15' 4")**

With a front-facing uPVC window, double banked central heating radiator beneath, TV and radio points.

*** Spacious Dining Kitchen: 4.32m (max) x 4.37m (max) (14' 2" x 14' 4")**

Having a substantial range of wall, drawer and base cabinets, contrasting work surfaces incorporating a four ring gas hob, chimney style extractor hood above and single inbuilt electric oven beneath. There is plumbing for automatic washing machine and space for upright fridge freezer, tiling to the splashbacks and vinyl covering to the floor. Rear-facing uPVC double glazed window enjoying fantastic views towards the city, set beneath is a stainless steel sink and drainer with mixer fitting. Exterior door giving access to the rear garden, central heating radiator and ample space family-sized dining table and chairs. Side facing uPVC double glazed window and TV point.

*** Downstairs Cloakroom**

With a white pedestal wash hand basin and low flush WC. Extractor fan and central heating radiator.

*** Landing**

Carpeted stairs rise to the first-floor landing having an inbuilt cupboard.

*** Bedroom 1: 4.37m (max) x 3.2m (max) (14' 2" x 11' 9")**

Having superb views over the city, uPVC double glazed window, central heating radiator. Ample space for free standing wardrobes and further bedroom furniture.

*** Bedroom 2: 4.37m (max) x 2.26m (14' 7" x 11' 6")**

Having a front facing uPVC double glazed floor to ceiling picture window, central heating radiator

*** Bathroom**

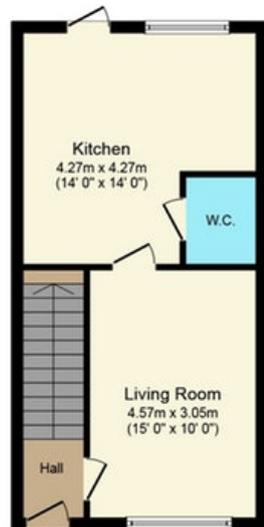
Having a white suite comprising bath with electric shower over, glass shower screen, pedestal wash hand basin, and low flush WC. Shaving point, extractor fan and vinyl covering to the floor.

*** Exterior**

To the front of the property is a lawned garden and driveway.

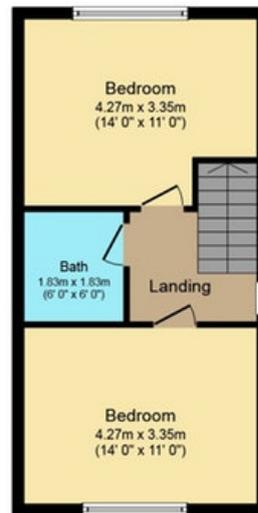
The good sized rear garden is mainly laid to lawn, having fantastic views towards the city and enclosed with timber fencing. Patio area providing space for outside dining.

Floor plan:



Ground Floor

Floor area 38.1 sq. m. (410 sq. ft.)
approx



First Floor

Floor area 38.1 sq. m. (410 sq. ft.)
approx

Total floor area 76.2 sq. m. (820 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

29, St. Aidans Rise, SHEFFIELD, S2 2DB

Dwelling type: Semi-detached house	Reference number: 9228-5975-7240-6271-1950
Date of assessment: 12 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 October 2019	Total floor area: 72 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:	£ 1,293
Over 3 years you could save	£ 120

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 120 over 3 years </div>
Heating	£ 795 over 3 years	£ 804 over 3 years	
Hot Water	£ 318 over 3 years	£ 189 over 3 years	
Totals	£ 1,293	£ 1,173	

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

	Current	Potential
	79	92

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 120
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 867

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.

MISREPRESENTATION ACT, 1967.

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