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morfittsmith

White Croft Works,  
Furnace Hill,  
Sheffield,  
S3 7AH





**A smart studio apartment tucked away in the delightful Shalesmoor community in the city centre: White Croft Works.**

This glorious studio space is a sharp contemporary space making it an ideal rental investment. White Croft Works can be found right on the cusp of the city centre, affording it easy access to city attractions and university buildings.







### **Time to explore.**

White Croft Works can be found in St Vincent's Quarter of the city centre, bordering the historic Cathedral Quarter. This is an ideal base of operations with excellent transport available: these include the A61, the Cathedral Tram and reliable bus services from West Street and West Bar, making commuting to work or getting to university a breeze. There are also a host of local amenities ranging from stylish boutiques to delicious dining, all within easy walking distance. Thanks to the centrality of White Croft Works, you have everything the city centre can offer you right at your fingertips. This does not stop with the urban sprawl either as there are several delightful natural spaces within easy reach. These include St George's Square, Devonshire Green, and the beautiful River Don up in Kelham Island, giving you several easy retreats from the concrete jungle. White Croft Works is a secure access building, ensuring your safety and privacy in the comfort of this lovely studio home.







## Step inside your new home.

White Croft Works is a smart apartment with a great deal to recommend it. The property comprises a lobby, full bathroom and generous open-plan living space. It features clean modern décor throughout and attractive furnishings, making this an ideal space for students or young professionals wanting to live in a thriving part of Sheffield. The family bathroom is a great size with a clean three-piece suite and a showerhead over the bath, making this a very practical space. The living space is an airy room with a sleek fitted kitchen, ample room for furniture of any function, and an impressive private balcony. Tall windows and assorted downlights give you a wonderfully bright space, ideal for everyday life or even having friends over. With elegant wooden flooring and neutral colours, this is an excellent blank canvas to add your own personality.

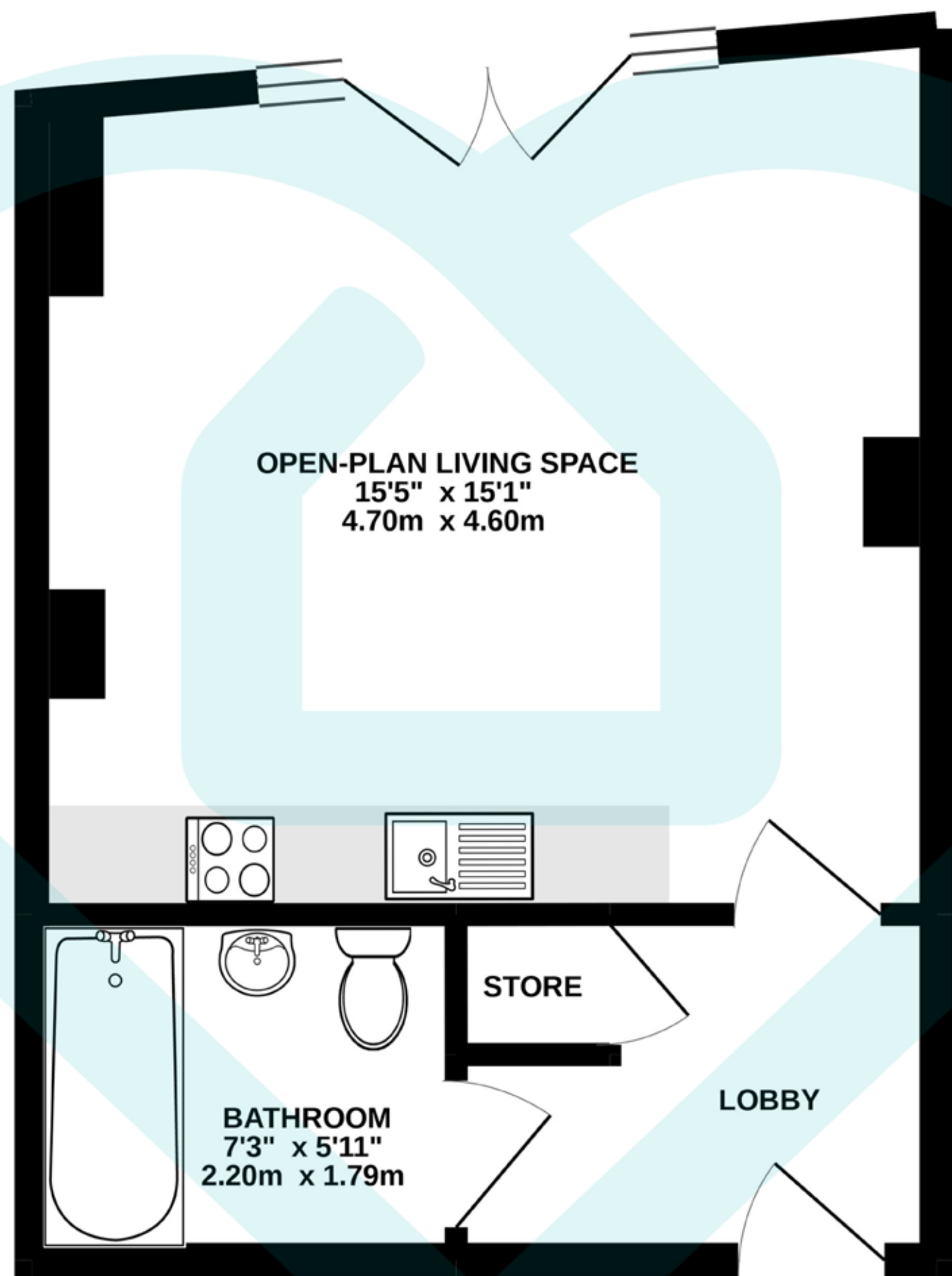
White Croft Works is a charming studio apartment tucked away in a prime urban location. This makes it an ideal choice for buy to let investment, with excellent access to university buildings that afford it great potential as a student property.











TOTAL FLOOR AREA : 306 sq.ft. (28.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Made with Metropix,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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