

CREEVELA WORKS



BLENHEIM



WESLEY

PARSONAGE STREET

W19 2BU

SK6U VXH



Creevela Works was constructed in 2020 and is located on the corner of Parsonage Street and Parsonage Crescent, in the heart of Walkley.

The development has the benefit of a gated courtyard to the rear, which incorporates an undercroft parking area and outdoor spaces, all of which are allocated. Each of the external entry doors are operated by intercoms, enabling a sense of privacy and security for every resident.

Creevela Works is located within walking distance to the amenities of Walkley, including shops, public houses, cafes, restaurants and a supermarket. Public transport via local bus routes is easily accessible and the Supertram network is available from Infirmary Road and Malin Bridge, both within walking distance of the apartment complex. The vibrant area of Kelham Island is just a stone's throw away, and offers the perfect place for socialising and is filled with a variety of independent businesses. Sheffield city centre is reachable within a short journey and Manchester is accessible by car in under 2 hours.

APARTMENT 1

Apartment 1 Creevela Works is a one bedroomed lower ground floor apartment boasting an open plan living kitchen with integrated Lamona appliances, one double bedroom and a well-appointed bathroom.

From the ground floor stairway, a staircase with metal hand rails and balustrading leads down to the communal hallway on the lower ground floor, which provides access to Apartment 1.

A timber door opens to the:

Entrance Hallway

Having recessed lighting and timber effect flooring. Timber doors open to the living kitchen, bedroom 1, bathroom and storage cupboard.

Living Kitchen

22'4 x 10'10 (6.81m x 3.30m)

Having side facing aluminium double glazed windows (one obscured), recessed lighting, electric heater and a TV/aerial/data point. The kitchen area has timber effect flooring and a range of fitted base/wall and drawer units incorporate work surfaces, tiled splashbacks, under-counter lighting and an inset Lamona 1.0 bowl sink with a chrome mixer tap. Part of the work surface extends to provide space for two chairs. The integrated appliances are by Lamona and include a four-ring induction hob with an extractor hood above, a fan assisted oven, a microwave, a dishwasher, a full-height fridge/freezer and a washing machine.

Bedroom 1

12'2 x 9'9 (3.71m x 2.97m)

A double bedroom with a side facing aluminium double glazed window, recessed lighting, an electric heater and a TV/aerial/data point.

Bathroom

Being fully tiled and having a side facing aluminium double glazed obscured sash window, recessed lighting, extractor fan, chrome heated towel rail and a wall mounted cabinet with mirrored doors. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. To one corner is a panelled bath with an Instinct chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.

Storage Cupboard

Having a recessed light point, timber effect flooring and housing the Ideal hot water cylinder.



LIVING KITCHEN



LIVING KITCHEN



BEDROOM 1



LIVING KITCHEN



BATHROOM

APARTMENT 3

Apartment 3 Creevela Works occupies a ground floor position within this superb development and enjoys over 650 sq.ft of contemporary living spaces, including a wonderful living kitchen featuring a range of Lamona appliances, two good-sized bedrooms and a bathroom. The apartment also has the benefit of one allocated undercroft parking space.

From the ground floor communal entrance lobby, a timber door opens to the:

Entrance Hallway

Having recessed lighting and timber effect flooring. Timber doors open to the living kitchen, bedroom 1, bedroom 2, bathroom and storage cupboard.

Living Kitchen

21'4 x 14'10 (6.50m x 4.52m)

A superb living kitchen with front and side facing aluminium double glazed sash windows, recessed lighting, electric heaters and a TV/aerial/data point. The kitchen incorporates timber effect flooring and a range of fitted base/wall and drawer units with work surfaces, tiled splashbacks, under-counter lighting and an inset Lamona 1.0 bowl sink with a chrome mixer tap. Also having a central island providing additional storage and a matching work surface that extends to provide space for two chairs. The integrated appliances are by Lamona and include a four-ring induction hob with an extractor hood above, a fan assisted oven, a microwave, a dishwasher, a full-height fridge/freezer, and a washing machine.

Bedroom 1

11'2 x 11'0 (3.40m x 3.35m)

A good-sized double bedroom with a front facing aluminium double glazed sash window, recessed lighting, an electric heater and a TV/aerial/data point.

Bedroom 2

11'2 x 6'8 (3.40m x 2.03m)

Having a front facing aluminium double glazed sash window, recessed lighting, an electric heater and a TV/aerial/data point.

Bathroom

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and a wall mounted storage cabinet with mirrored doors. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. Also having a panelled bath with an Instinct chrome mixer tap. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Storage Cupboard

Having recessed lighting, timber effect flooring and housing the Prostel hot water cylinder.



LIVING KITCHEN



LIVING KITCHEN



BEDROOM 2



BEDROOM 1



BATHROOM

APARTMENT 4

Positioned on the ground floor, Apartment 4 is a two bedroomed property that spans approximately 774 sq.ft and has been well designed for modern living. The bright living kitchen enjoys double doors that open to a Juliet balcony overlooking the suburbs and the green landscapes beyond. The apartment also has the benefit of one allocated undercroft parking space.

From the ground floor communal entrance lobby, a timber door opens to the:

Entrance Hallway

Having recessed lighting and timber effect flooring. Timber doors open to the living kitchen, bedroom 1, bedroom 2, bathroom and storage cupboard.

Living Kitchen

23'3 x 14'8 (7.09m x 4.47m)

A bright living kitchen with a front facing aluminium double glazed sash window, recessed lighting, electric heaters and TV/aerial/data points. The kitchen incorporates timber effect flooring and a range of base/wall and drawer units with work surfaces, tiled splashbacks, under-counter lighting and an inset 1.5 bowl Lamona sink with a chrome mixer tap. The work surface extends to provide seating for four chairs. The integrated appliances are by Lamona and include a four-ring induction hob with an extractor hood above, a fan assisted oven, a microwave, a dishwasher, a full-height fridge/freezer and a washing machine. Double aluminium doors with double glazed panels open to a Juliet balcony with a glazed balustrade and looks out to suburban and green landscape views.

Bedroom 1

12'10 x 11'3 (3.91m x 3.43m)

A good-sized double bedroom suite with a front facing aluminium double glazed sash window, recessed lighting, an electric heater and a TV/aerial/data point. A timber door opens to the bedroom 1 en-suite shower room.

Bedroom 1 En-Suite Shower Room

Being fully tiled and having a front facing aluminium double glazed obscured sash window, recessed lighting, extractor fan, chrome heated towel rail and a wall mounted storage cabinet with mirrored doors. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

11'0 x 7'10 (3.35m x 2.39m)

Having a rear facing aluminium double glazed window, recessed lighting, an electric heater and a TV/aerial/data point.

Bathroom

Being fully tiled and having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a wall mounted cabinet with mirrored doors. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. Also having a panelled bath with an Instinct chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.

Storage Cupboard

Having a recessed light point, timber effect flooring and housing the Ideal hot water cylinder.



LIVING KITCHEN



JULIET BALCONY



BEDROOM 1



BEDROOM 2



BEDROOM 1 EN-SUITE SHOWER ROOM



BATHROOM

APARTMENT 5

Apartment 5 Creevela Works is a two bedroomed first floor apartment that offers spacious, modern living spaces. A superb living kitchen incorporates integrated Lamona appliances and both bedrooms are well-proportioned, plus a bathroom. Within the development's gated courtyard is an allocated parking space for Apartment 5.

From the first floor communal landing, a timber door opens to the:

Entrance Hallway

Having recessed lighting and timber effect flooring. Timber doors open to the living kitchen, bedroom 1, bedroom 2, bathroom and storage cupboard.

Living Kitchen

21'4 x 14'10 (6.50m x 4.52m)

A bright living kitchen with front and side facing aluminium double glazed sash windows, recessed lighting, electric heaters and a TV/aerial/data point. The kitchen incorporates timber effect flooring and a range of fitted base/wall and drawer units with a work surface, tiled splashbacks, under-counter lighting and an inset Lamona 1.0 bowl sink with a chrome mixer tap. Also having a central island that provides additional storage and has a work surface that extends to provide space for two chairs. The appliances are by Lamona and include a four-ring induction hob with an extractor hood above, a fan assisted oven, a microwave, a dishwasher, a full-height fridge/freezer and a washing machine.

Bedroom 1

11'2 x 11'0 (3.40m x 3.35m)

A good-sized double bedroom with a front facing aluminium double glazed sash window, recessed lighting, an electric heater and a TV/aerial/data point.

Bedroom 2

11'2 x 6'8 (3.40m x 2.03m)

Having a front facing aluminium double glazed sash window, recessed lighting, an electric heater and a TV/aerial/data point.

Bathroom

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and a wall mounted storage cabinet with mirrored doors. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. Also having a panelled bath with an Instinct chrome mixer tap. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Storage Cupboard

Having recessed lighting, timber effect flooring and housing the Prostel hot water cylinder.



LIVING KITCHEN



LIVING KITCHEN



BEDROOM 2



BEDROOM 1



BATHROOM

APARTMENT 6

This two bedroomed apartment provides generously proportioned accommodation on the first floor of Creevela Works. The open plan living kitchen is filled with natural light, has a range of integrated appliances by Lamona and a Juliet balcony that enjoys elevated suburban and green landscape views. Both of the bedrooms are good-sized doubles, and there is an en-suite shower room to Bedroom 1, plus a bathroom. One parking space is allocated for Apartment 6 within the undercroft garage, as well as two visitor spots in the gated courtyard.

From the first floor communal landing, a timber door opens to the:

Entrance Hallway

Having recessed lighting and timber effect flooring. Timber doors open to the living kitchen, bedroom 1, bedroom 2, bathroom and storage cupboard.

Living Kitchen

23'3 x 14'8 (7.09m x 4.47m)

A spacious living kitchen with a front facing aluminium double glazed sash window, recessed lighting, electric heaters and TV/aerial/data points. The kitchen incorporates timber effect flooring and a range of base/wall and drawer units with work surfaces, tiled splashbacks, under-counter lighting and an inset 1.5 bowl Lamona sink with a chrome mixer tap. The work surface extends to provide seating for four chairs. The integrated appliances are by Lamona and include a four-ring induction hob with an extractor hood above, a fan assisted oven, a microwave, a dishwasher, a full-height fridge/freezer and a washing machine. Double aluminium doors with double glazed panels open to a Juliet balcony with a glazed balustrade and looks out to suburban and green landscape views.

Bedroom 1

12'10 x 11'3 (3.91m x 3.43m)

A good-sized double bedroom suite with a front facing aluminium double glazed sash window, recessed lighting, an electric heater and a TV/aerial/data point. A timber door opens to the bedroom 1 en-suite shower room.

Bedroom 1 En-Suite Shower Room

Being fully tiled and having a front facing aluminium double glazed obscured sash window, recessed lighting, extractor fan, chrome heated towel rail and a wall mounted storage cabinet with mirrored doors. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

11'0 x 7'10 (3.35m x 2.39m)

Having a rear facing aluminium double glazed window, recessed lighting, an electric heater and a TV/aerial/data point.

Bathroom

Being fully tiled and having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a wall mounted cabinet with mirrored doors. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. Also having a panelled bath with an Instinct chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.

Storage Cupboard

Having a recessed light point, timber effect flooring and housing the Ideal hot water cylinder.



JULIET BALCONY



LIVING KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 1 EN-SUITE SHOWER ROOM



BATHROOM

EXTERIOR

From Parsonage Street, intercom operated electric gates open to the rear of the building, where there is a tarmac courtyard with exterior lighting and a water tap. Within the courtyard are allocated parking spaces for Apartments 5 and 6, and visitor parking spaces. To one corner is a communal garden area with artificial lawns and patio areas. Access can be gained to the undercroft parking and lower ground floor hallway.

Undercroft Parking

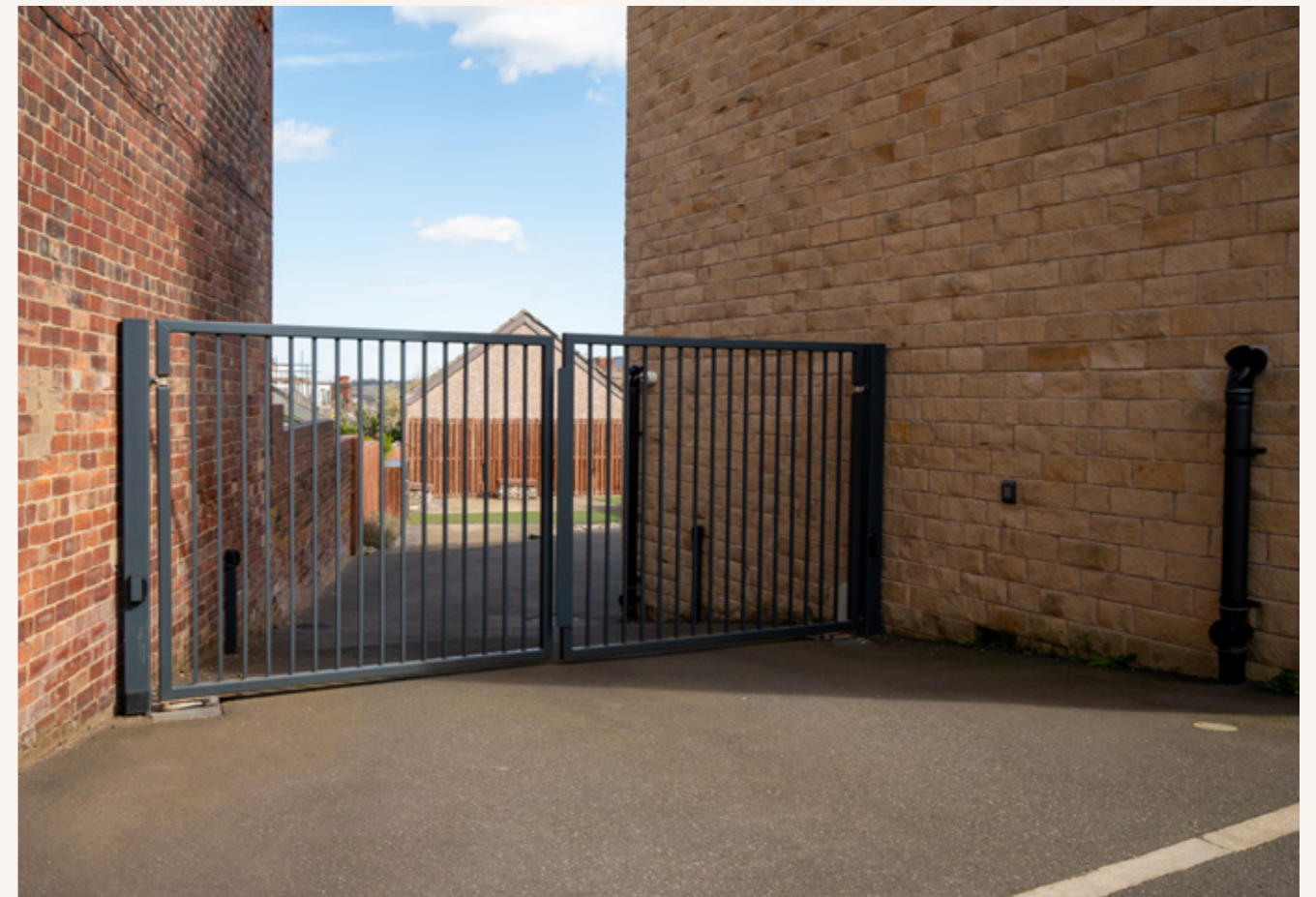
Having light and four parking spaces reserved for Apartments 1, 2, 3 and 4. A wide opening leads into an area with postboxes for each apartment. Access can be gained to secure bike storage and bin storage.



COMMUNAL GARDEN AREA



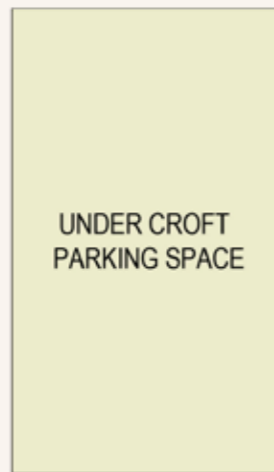
COMMUNAL COURTYARD



GATED ACCESS

APARTMENT 1

Lower Ground Floor
Total Approximate Floor Area:
539 SQ.FT. (50.1 SQ.M)



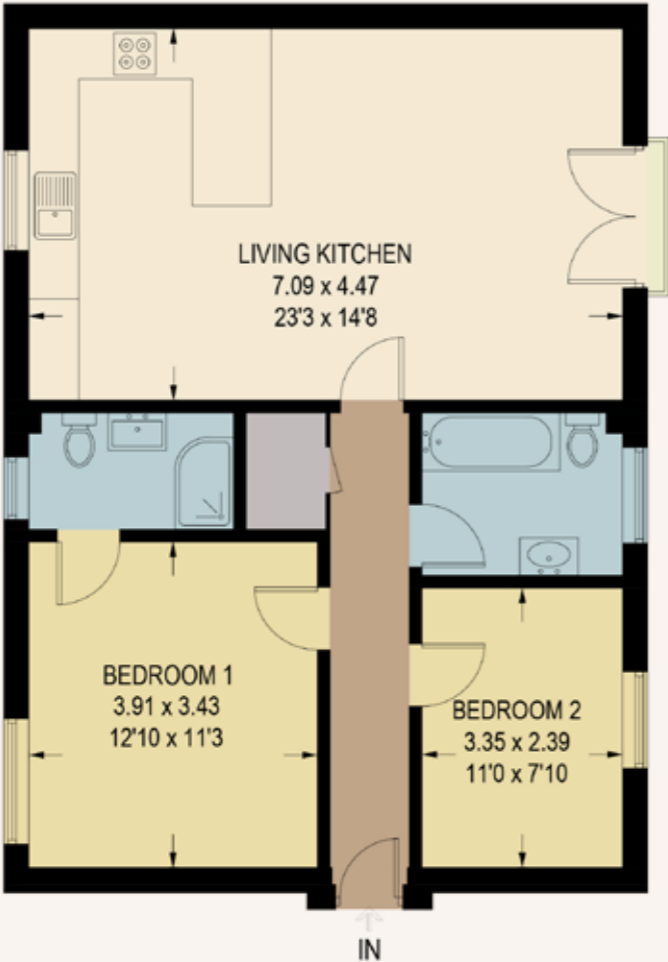
APARTMENT 3

Ground Floor
Total Approximate Floor Area:
659 SQ.FT. (61.2 SQ.M)



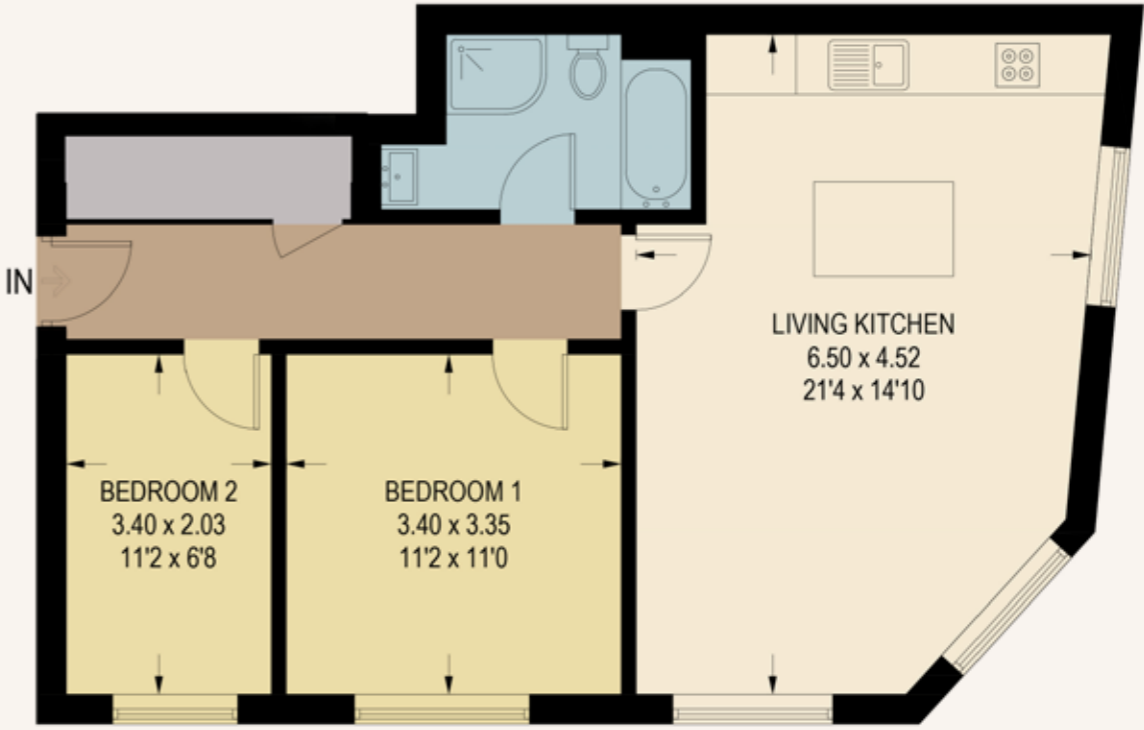
APARTMENT 4

Ground Floor
Total Approximate Floor Area:
774 SQ.FT. (71.9 SQ.M)



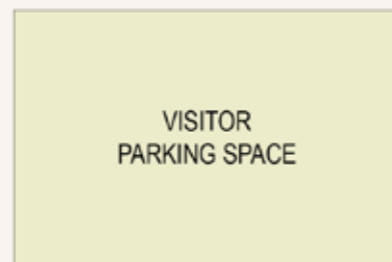
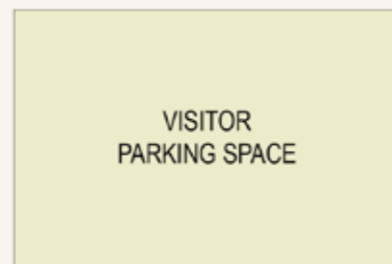
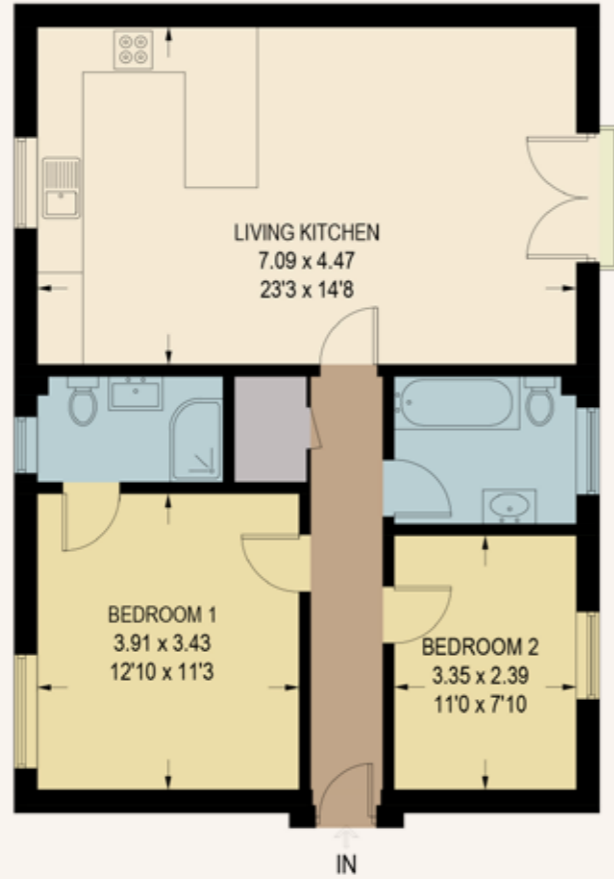
APARTMENT 5

First Floor
Approximate Floor Area:
659 SQ.FT. (61.2 SQ.M)



APARTMENT 6

First Floor
Total Approximate Floor Area:
774 SQ.FT. (71.9 SQ.M)



APARTMENT 1

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 | 73 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 01-20 | G | | |

APARTMENT 3

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 | 72 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 01-20 | G | | |

APARTMENT 4

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 68 | 68 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 01-20 | G | | |

APARTMENT 5

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 | 72 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 01-20 | G | | |

APARTMENT 6

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 | 71 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 01-20 | G | | |

Tenure Details

The properties will be sold with a lease term of 150 years. The ground rent is £100 per annum.

Service Charge

£105 per month.

Council Tax Band

- Apartment 1 - A
- Apartment 3 - B
- Apartment 4 - B
- Apartment 5 - B
- Apartment 6 - B

Services

Mains electricity, mains water and mains drainage. There is fibre broadband in the area and the mobile signal quality is good.

Rights of Access & Shared Access

The communal areas are shared between residents.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

CREEVELA WORKS

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Viewing strictly by appointment with
our consultant on: 0114 358 2020

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HOMES THAT
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