

Saxton Mee



More Hall Lane Bolsterstone Sheffield S36 3ST
Offers Around £200,000

St Luke's
Sheffield's Hospice

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Sheffield S36 3ST

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**** NO CHAIN ** GARAGE **** Situated in this idyllic location enjoying stunning countryside views is this first floor, two/three bedroom apartment which benefits from solar panels which generate approximately £2,000 per year, a garage, uPVC double glazing and gas central heating. The spacious accommodation briefly comprises: composite entrance door opening into a shared lobby. A separate private door opens onto the stairs leading to the apartment on the first floor. A hallway gives access into the lounge, kitchen/diner, shower room and the two bedrooms. The well proportioned lounge has numerous windows making this a bright and airy space, enjoying spectacular views over More Hall Reservoir. The good size kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and four ring gas hob with extractor above. Integrated appliances include electric oven, microwave, and a fridge/freezer. Plumbing for a dishwasher and housing for a washing machine (both included in the asking price) and the gas boiler. Ample space for a dining table and chairs. Both bedrooms benefit from fitted wardrobes. The shower room includes a shower cubicle, WC and wash basin. From the hallway, a staircase rises to the second floor and the attic which has two occasional rooms, presently used as a home office with telephone master socket. This floor is complete with Velux windows and fitted storage space.

- VIEWING IS RECOMMENDED
- SPACIOUS FIRST/SECOND FLOOR APARTMENT
- STUNNING VIEWS
- SINGLE GARAGE
- FOX VALLEY SHOPPING CENTRE





OUTSIDE

Single garage with up and over door.

LOCATION

Situated in this peaceful location on the door step of beautiful countryside. A short journey Fox Valley Shopping Centre with its shops and restaurants.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from 1975.

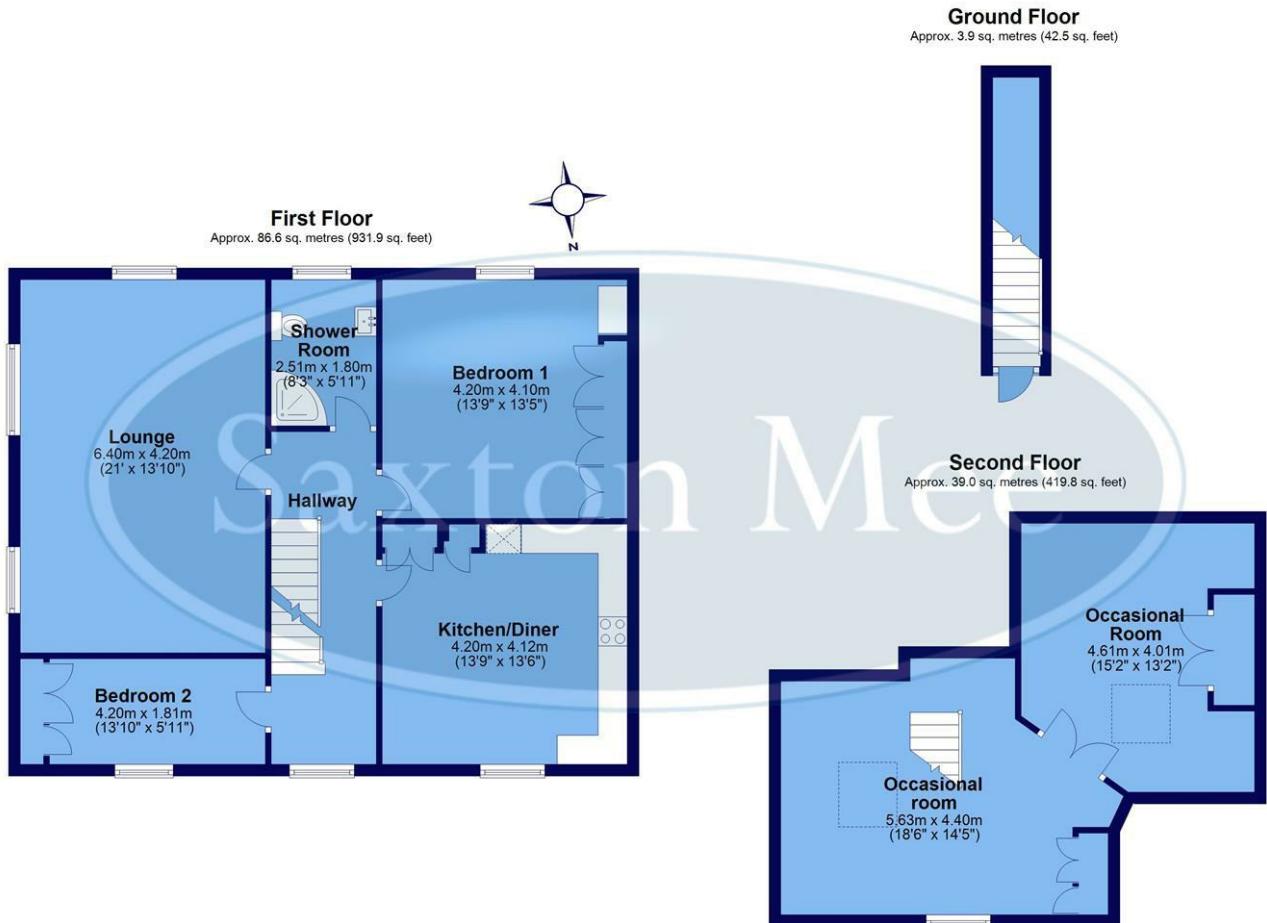
Ground Rent £5.00 per annum.

The property is currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus) A	87
(B1-B1) B	91
(B9-B9) C	
(D5-D4) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	83
(B1-B1) B	88
(B9-B9) C	
(D5-D4) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC