



Ringinglow Road Sheffield S11 7PX
Guide Price £310,000

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GUIDE PRICE £310,000-£325,000 ** NO ONWARD CHAIN ** GROUND FLOOR APARTMENT ** ALLOCATED PARKING ** Situated on the ground floor of this highly sought after development within the popular suburb of Bents Green is this superb two double bedroom apartment. Offered to the open market with no onward chain the property is well presented throughout and benefits from allocated parking, a private terraced area, attractive communal gardens, double glazed windows and gas central heating.

Accessed via a communal secure entrance the accommodation includes a spacious entrance hall with entry phone system, a fitted storage cupboard, a cloakroom with a WC, and a dual aspect living room that has a feature fireplace and patio doors to a private terrace area. There is a contemporary kitchen installed in 2024 with a full range of fitted units with extensive worktop space and integrated appliances which includes an electric oven, induction hob, fridge and freezer, dishwasher and a washing machine.

The master bedroom leads to a dressing area with built-in wardrobe and an ensuite shower room with washbasin, and toilet. The second double bedroom has fitted wardrobes and a front facing window overlooking the garden.

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- SPACIOUS LIVING AREA
- MODERN FITTED KITCHEN IN 2024
- INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE
- DIRECT ACCESS TO PRIVATE TERRACE
- EXCELLENT LOCAL AMENITIES





OUTSIDE

The property enjoys a private south facing covered patio/terrace, well maintained communal gardens, and an allocated parking space along with one communal visitor space.

LOCATION

The apartment is only a short work from the amenities at Bent Green, a popular suburb which benefits from a useful selection of shops including a chemist, a butcher, a baker, a green grocer, a pizzeria, and a convenience store which handily also houses a post office. A bus stop is located nearby which offers regular routes to and from Sheffield City centre and there is also a church and a popular public house within a short stroll.

MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 25th March 1992 (965 years remaining).

The property is currently Council Tax Band D.

VALUER

Chris Spooner 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.



Ground Floor

Approx. 90.9 sq. metres (978.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		79	79
EU Directive 2002/91/EC			