

Saxton Mee



Holyrood Avenue Lodge Moor Sheffield S10 4NW
Offers Around £215,000



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**** NO ONWARD CHAIN ** TWO DOUBLE BEDROOMS ** COUNTRYSIDE VIEWS**** Located on the edge of the Peak Park yet easily accessible into Sheffield City centre is this impressive larger than average two double bedroom first floor apartment which is well presented throughout.

Offered to the open market with no onward chain, the property benefits from a lounge which is separate to a dining kitchen, two bath/shower rooms, and an allocated parking space. Measuring over 900 square feet in total, the accommodation briefly comprises a spacious entrance hall which has a large fitted cupboard, a master bedroom that has dual aspect windows, fitted wardrobes and an ensuite shower room, a second double bedroom which has freestanding wardrobes (included in the sale), a bathroom that has a white suite, a lounge which enjoys views of the countryside, and a separate kitchen diner that has a range of fitted units with beech doors, contrasting worktops, and integrated appliances.

- LARGER THAN AVERAGE
- TWO DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- LOUNGE AND SEPARATE KITCHEN DINER
- ALLOCATED PARKING SPACE
- COUNTRYSIDE VIEWS
- NEUTRAL DECOR
- REGULAR BUS ROUTES



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OUTSIDE

The building is situated within beautifully manicured communal grounds, which are well kept and give the property a delightful approach. Allocated parking space and ample visitor parking spaces on site.

LOCATION

Lodge Moor is a superb location for professionals on the cusp of open countryside, but also a short distance from the City Centre, Universities and teaching Hospital's. Excellent local amenities. Regular transport links. Highly regarded local schools.

MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 1st January 2002 (975 years remaining). The property is currently Council Tax Band D.

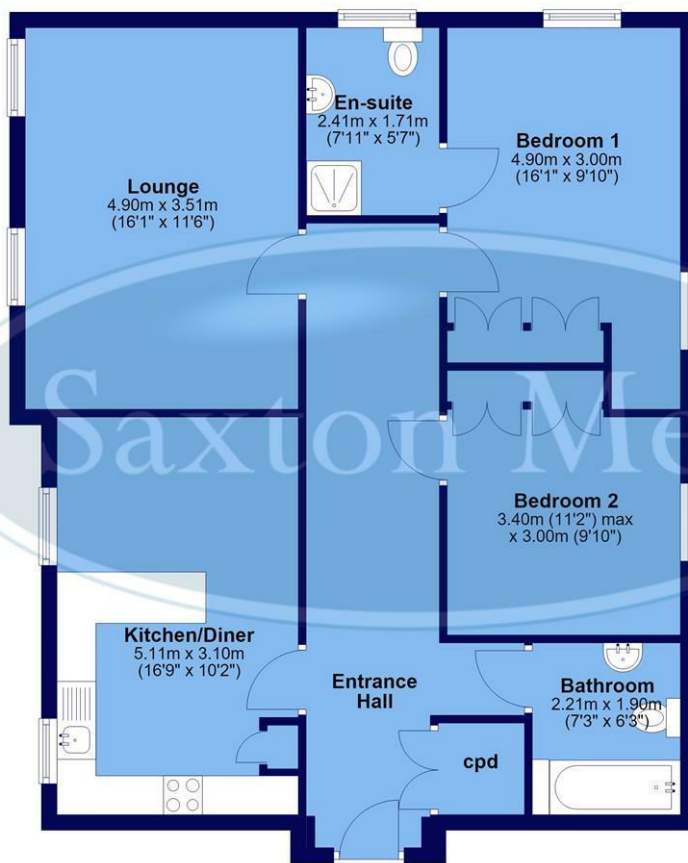
VALUER

Chris Spooner ANAEA

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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Approx. 83.6 sq. metres (900.3 sq. feet)



Total area: approx. 83.6 sq. metres (900.3 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-101) 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	EU Directive 2002/91/EC	