



Holyrood Avenue Lodge Moor Sheffield S10 4NW
Price Guide £240,000

Holyrood Avenue

Sheffield S10 4NW

Price Guide £240,000

PRICE GUIDE £240,000-£250,000 ** GROUND FLOOR WITH PRIVATE SOUTH FACING PATIO ** Located in this extremely sought after development in Lodge Moor is this truly impressive, ground floor apartment benefiting from an allocated parking space and private outdoor patio accessed from the lounge with a south facing aspect. The property has uPVC double glazed windows and gas fired central heating throughout. In brief, the living accommodation comprises: communal entrance hallway with secure intercom entry system. A private entrance door opens into the inner hallway with a large store cupboard and access into the lounge, kitchen, the two generous bedrooms and bathroom. The lounge/diner is generous in both it's dimensions and flexibility, with access onto the private outdoor patio. The kitchen is stylish, sleek and modern and is the hub of this superb property. Installed by Wren Kitchens, the space has a range of wall, drawer and base units, integrated appliances include a fridge/freezer, dishwasher, washer-dryer, Neff double oven with induction hob and extractor over, beautiful Quartz worktops with matching splash back, dual aspect windows flood the room with natural light. Ample space for a dining table. Bedroom one has fitted wardrobes and a modern en-suite shower room with a new suite including shower cubicle, WC and wash basin. Family bathroom comprising a modern white suite with bath, wash hand basin and low level WC.

- VIEWING IS A MUST!
- TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT
- THE MASTER WITH NEW EN SUITE SHOWER ROOM
- PRIVATE SOUTH FACING PATIO
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION





OUTSIDE

Beautifully manicured communal grounds, allocated parking space and ample visitor parking, private south facing patio.

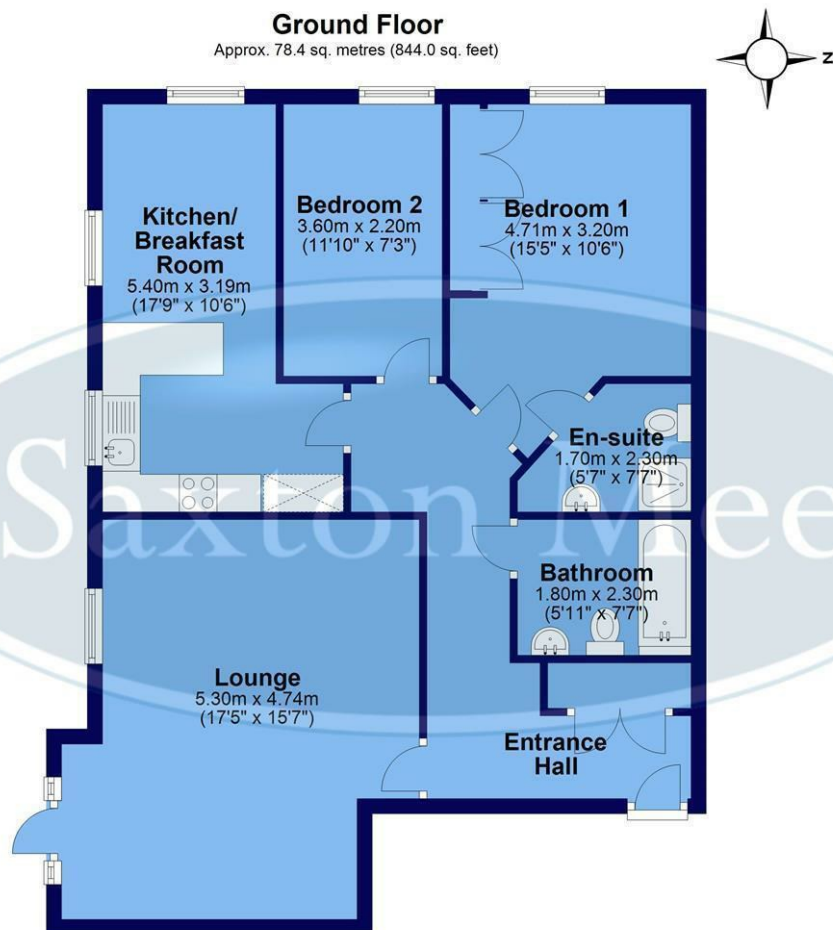
LOCATION

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 October 2002.
The property is currently Council Tax Band D.

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.



Total area: approx. 78.4 sq. metres (844.0 sq. feet)
2 strines house, Sheffield

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(43-54) E			
(31-38) 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	