Saxton Mee

Kingswood Hall Wadsley Park Village Sheffield S6 1RF
Offers In The Region Of £190,000

St Luke's
Sheffield's Hospice

Kingswood Hall

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** FIRST FLOOR, TWO DOUBLE BEDROOM APARTMENT ** NO CHAIN ** Occupying a prime position in this stunning converted building is this spacious two double bedroom, duplex apartment which benefits from lovely high ceilings, open plan living, fast fibre broadband, double glazing and electric heating. Kingswood Hall makes an immediate positive impression as you enter through a gated driveway, into manicured lawned grounds with allocated parking, visitor spaces and a bike store. From the communal reception you can gain access via a grand hallway with memorable photos highlighting the history of Kingswood Hall. Stairs and lift access lead to all levels.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a private door into the entrance hall with a secure telephone intercom system and access into the open plan living area, double bedroom one and the bathroom. The spacious open plan living area has high ceilings and three large windows allowing lots of natural light, a storage cupboard under the stairs and attractive flooring which flows into the kitchen. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, washing machine, electric oven and a four ring hob with extractor above. The principal bedroom has a high ceiling and fitted wardrobes. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

From the entrance hall, a staircase rises to the first floor with access to double bedroom two which has a storage cupboard.

- TWO DOUBLE BEDROOM DUPLEX APARTMENT
- OPEN PLAN LIVING WITH LARGE WINDOWS
- KITCHEN AREA WITH INTEGRATED APPLIANCES
- THREE PIECE SUITE BATHROOM
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- LIFT & STAIRS TO ALL LEVELS
- EASY ACCESS TO TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- AMENITIES CLOSE-BY
- ALLOCATED PARKING & GENEROUS VISITOR PARKING
- FAST FIBRE BROADBAND

OUTSIDE
Outside the grounds surrounding Kingswood Hall are neat and well cared for with electric gate access into the development, and an allocated parking space for the property along with plenty of visitor parking.

LOCATION
the property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. Within catchment of good reputable schools and nurseries. Middlewood Park, HillsborougTh Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

MATERIAL INFORMATION
The property is Leasehold with a term of 999 years running from the 1st January 2003.
The property is currently Council Tax Band C.

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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Total area: approx. 90.8 sq. metres (977.5 sq. feet)

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

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