Saxton Mee

Leppings Lane Hillsborough Sheffield S6 1SY
Offers Around £150,000

St Luke's
Sheffield's Hospice

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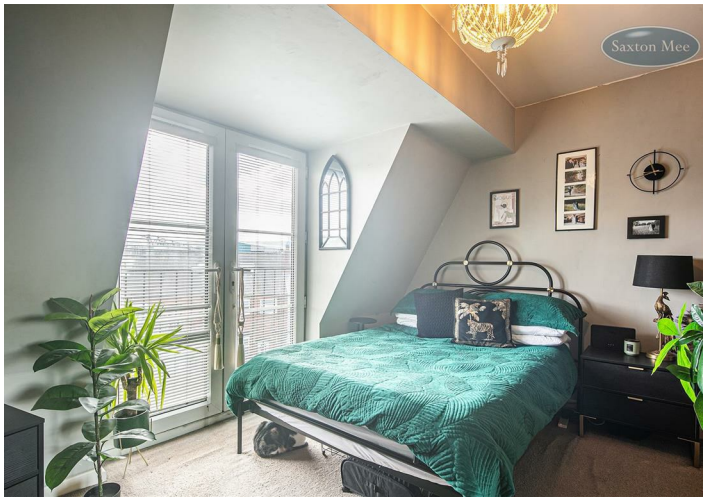
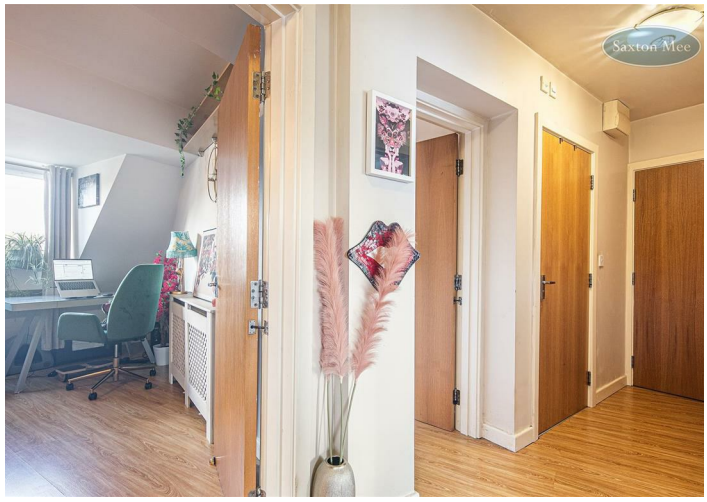
** TWO DOUBLE BEDROOM SECOND/TOP FLOOR APARTMENT ** ALLOCATED PARKING SPACE ** Situated in this popular residential area of Hillsborough is this two double bedroom, second floor apartment which benefits from uPVC double glazing and electric heating. The property is ideally located with easy access to the city centre, motorway networks and local amenities. There is a secure communal entrance hall with a staircase rising to all levels.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a private door into the entrance hall with access to the lounge/diner, kitchen, the two bedrooms and the bathroom. The lounge/diner has two dormer windows and an electric fire. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher, fridge and freezer along with housing and plumbing for a washing machine.

The principal double bedroom has fitted wardrobes and uPVC French doors opening to a Juliet balcony. Double bedroom two again has fitted wardrobes. The bathroom has a white three piece suite including bath with overhead shower, glass shower screen, WC and wash basin.

- WELL PRESENTED SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES
- LOUNGE/DINING ROOM
- SEPARATE KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE
- THREE PIECE SUITE BATHROOM
- POPULAR LOCATION
- EXCELLENT PUBLIC TRANSPORT LINKS & ROAD LINKS
- AMENITIES & SCHOOLS CLOSE-BY





OUTSIDE
Allocated parking space. Well kept communal grounds. Bin store.

LOCATION
Excellent local amenities close by, including Asda. Excellent amenities in Hillsborough itself including bakers, greengrocers, butchers, beauty salons, takeaways, public houses and cafes. Hillsborough Park, Leisure Centre and Library. Good local schools. Regular public transport links including the Supertram.

MATERIAL INFORMATION
The property is Leasehold with a term of 200 years running from the 1st January 2004.
The property is currently Council Tax Band A.

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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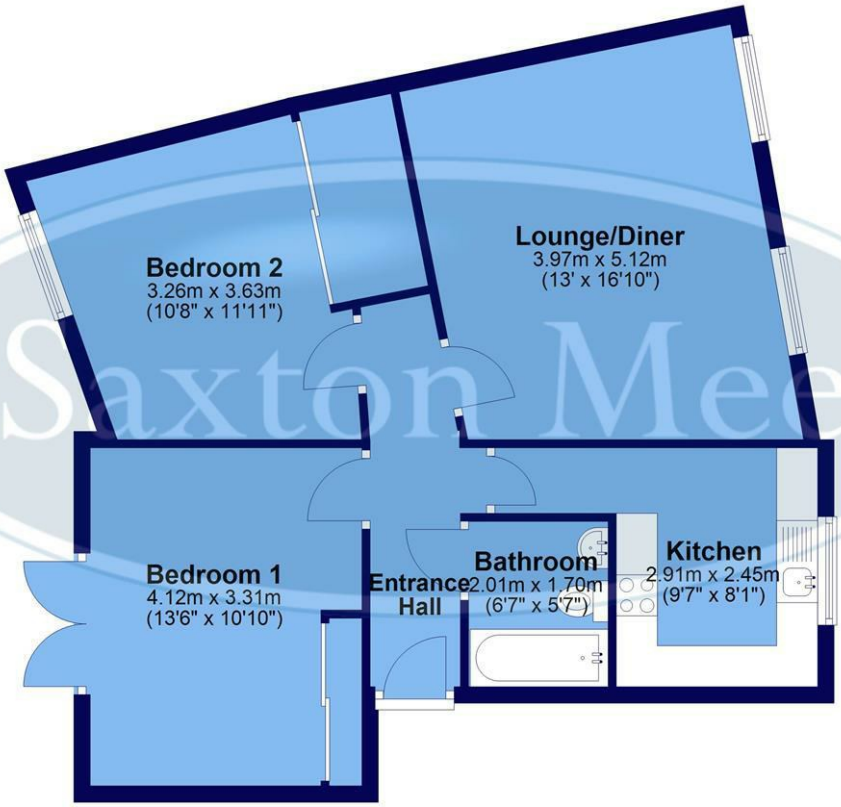
Approx. 66.8 sq. metres (719.5 sq. feet)



Total area: approx. 66.8 sq. metres (719.5 sq. feet)

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

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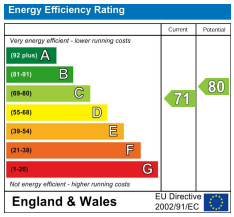

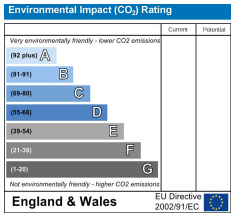

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