



**Coppice Rise Chapeltown Sheffield S35 2YZ**  
**Price £140,000**



# Coppice Rise

Sheffield S35 2YZ

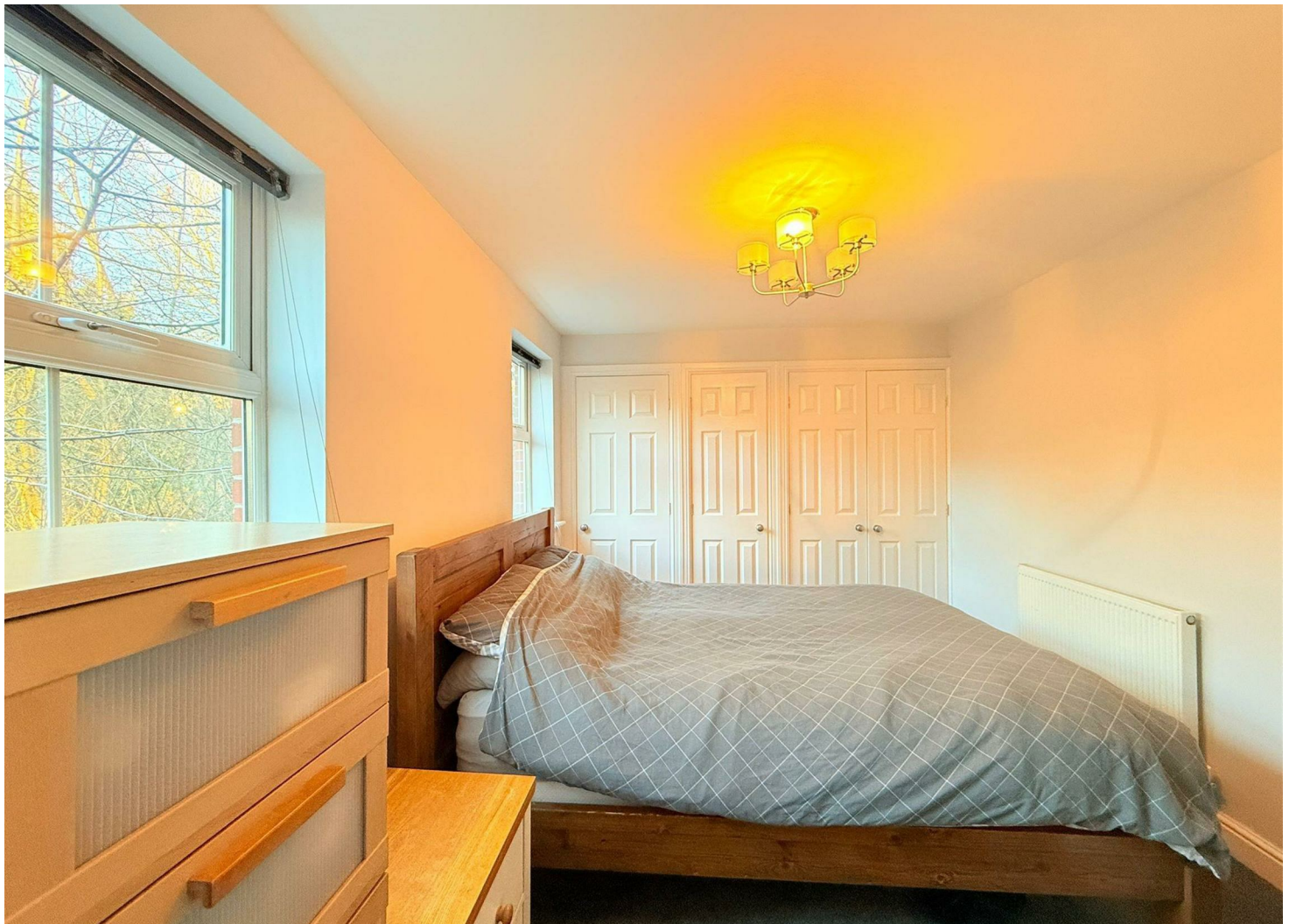
Price £140,000

**\*\* ALLOCATED PARKING SPACE \*\* NO CHAIN \*\* FIRST FLOOR APARTMENT \*\***  
Situating in this quiet residential area is this two bedroom, two bath/shower room first floor apartment which benefits from uPVC double glazing and gas central heating throughout. The property has well-kept communal gardens, an allocated parking space and a communal entrance hall and lobby with stairs rising to all levels.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a private door into the spacious entrance hall with secure intercom telephone system and two storage cupboards. Access into the lounge, the two bedrooms and the bathroom. The well proportioned lounge has uPVC French doors opening onto a Juliet balcony. There is an opening through to the kitchen which has a range of wall, base and drawer units with a contrasting work top which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, washing machine and space for a fridge freezer. Both bedrooms benefit from fitted wardrobes, the principal houses the gas boiler and has the added advantage of an en suite shower with WC and wash basin. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

EPC to follow.

- TWO BEDROOM FIRST FLOOR APARTMENT
- PRINCIPAL BEDROOM WITH FITTED WARDROBES & EN SUITE SHOWER ROOM
- LOUNGE WITH JULIET BALCONY
- THREE PIECE SUITE BATHROOM
- ALLOCATED PARKING SPACE
- WELL-KEPT COMMUNAL GARDENS
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- AMENITIES, SCHOOLS & TRANSPORT LINKS





## OUTSIDE

Allocated parking space. Well-kept communal gardens.

## LOCATION

The property is located close to an array of local amenities, a stones throw from the local countryside, a short drive to Wentworth and the Estate, minutes away from the M1, surrounded by reputable schools and benefits from good public transport routes.

## MATERIAL INFORMATION

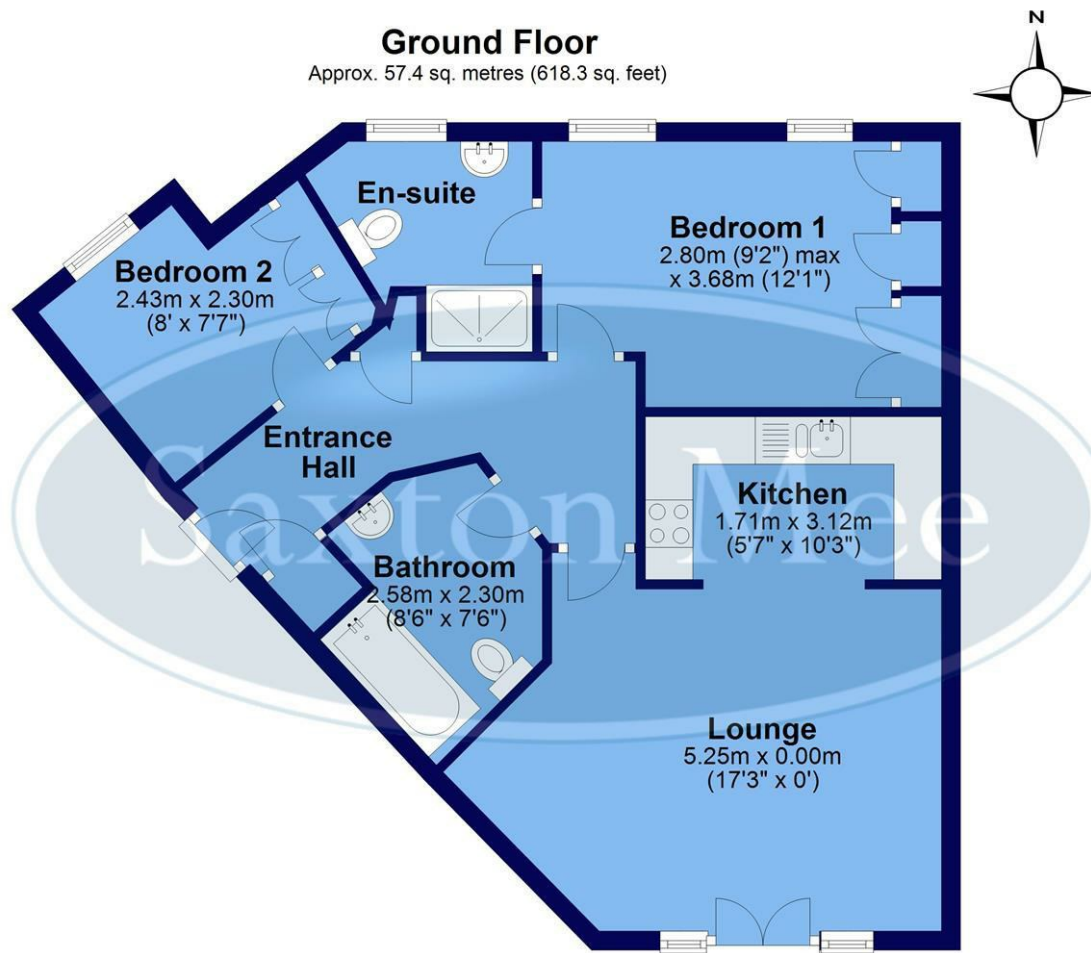
The property is Leasehold with a term of 125 years running from the 1st January 2007. Ground Rent £125 per annum. Service Charge £1,200 per annum. The property is currently Council Tax Band B.

## 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.





Total area: approx. 57.4 sq. metres (618.3 sq. feet)

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**Hillsborough**  
**Stocksbridge**

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(43-54) <b>E</b>			
(31-42) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(43-54) <b>E</b>			
(31-42) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	