

Saxton Mee

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Kingswood Wadsley Park Village Sheffield S6 1RF
£195,000



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GUIDE PRICE £195,000-£200,000 ** TWO BEDROOM APARTMENT WITH SOUTH-WEST FACING GARDEN ** Located on the ground floor within this stunning converted building is this spacious, two double bedroom duplex apartment which benefits from a garden, electric heating and double glazing. 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.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a private door into the entrance hall with a secure telephone intercom, access to a WC and a storage cupboard off. A door then opens into the open plan lounge/diner and kitchen. 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 and dishwasher, along with housing and plumbing for a washing machine and space for a fridge freezer. There is attractive flooring throughout and ample space for a dining table and chairs. This bright and airy space has two doors opening onto the garden.

From the entrance hall, a staircase rises to the first floor landing with access into the two bedrooms and the shower room. The principal bedroom is a good sized double and has two windows allowing natural light. Double bedroom two has space for furniture. The shower room has a double shower enclosure, WC and wash basin set in a vanity unit, completed by a chrome towel radiator.

- TWO BEDROOM GROUND/FIRST FLOOR APARTMENT
- FABULOUS OPEN PLAN LOUNGE/DINER & KITCHEN
- DOWNSTAIRS WC
- SOUTH-WEST FACING GARDEN
- MODERN SHOWER ROOM
- LIFT & STAIRS TO ALL LEVELS
- FAST FIBRE BROADBAND
- AMENITIES CLOSE-BY
- ALLOCATED PARKING & GENERAL VISITOR PARKING
- EASY ACCESS TO TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK





OUTSIDE

A private garden with a patio perfect for outside entertaining. 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, Hillsborough 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.

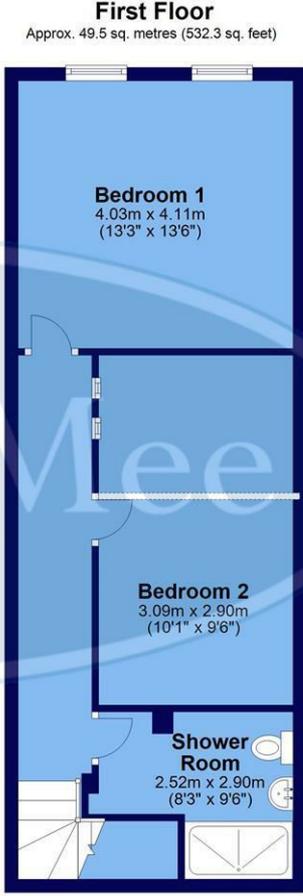
MATERIAL INFORMATION

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.



Total area: approx. 97.5 sq. metres (1049.3 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-64)	D		
(55-48)	E		
(21-10)	F		
Very energy inefficient - higher running costs	G		
		84	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(35-24)	D		
(11-10)	E		
(1-10)	F		
Very environmentally unfriendly - higher CO ₂ emissions	G		
		93	94
England & Wales		EU Directive 2002/91/EC	