

Saxton Mee



**Kingswood Hall Wadsley Park Village Sheffield S6 1RF**  
**Guide Price £190,000**

**St Luke's**  
Sheffield's Hospice

# Kingswood Hall

Sheffield S6 1RF

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GUIDE PRICE £190,000-£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 through a private door into the entrance hall with a secure intercom telephone, downstairs WC and a storage cupboard/cloakroom which houses the new boiler. A door then gives access to the open plan lounge/diner and kitchen (fitted around five years ago). The kitchen has a range of units with a contrasting worktop which extends to a breakfast bar and this incorporates the sink and drainer. Integrated appliances include an integrated dishwasher, electric oven, induction hob with extractor above, along with housing and plumbing for a washing machine and fridge freezer. Herringbone flooring flows into the lounge/diner which has two doors opening to the garden.

From the entrance hall, a staircase rises to the first floor with access into the two bedrooms and the bathroom. The principal bedroom is an excellent size with space for furniture and two windows allowing natural light and perfect for enjoying the communal garden views. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- TWO BEDROOM GROUND/FIRST FLOOR APARTMENT
- FABULOUS OPEN PLAN LOUNGE/DINER & KITCHEN
- DOWNSTAIRS WC
- SOUTH-WEST FACING GARDEN
- THREE PIECE SUITE BATHROOM
- 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

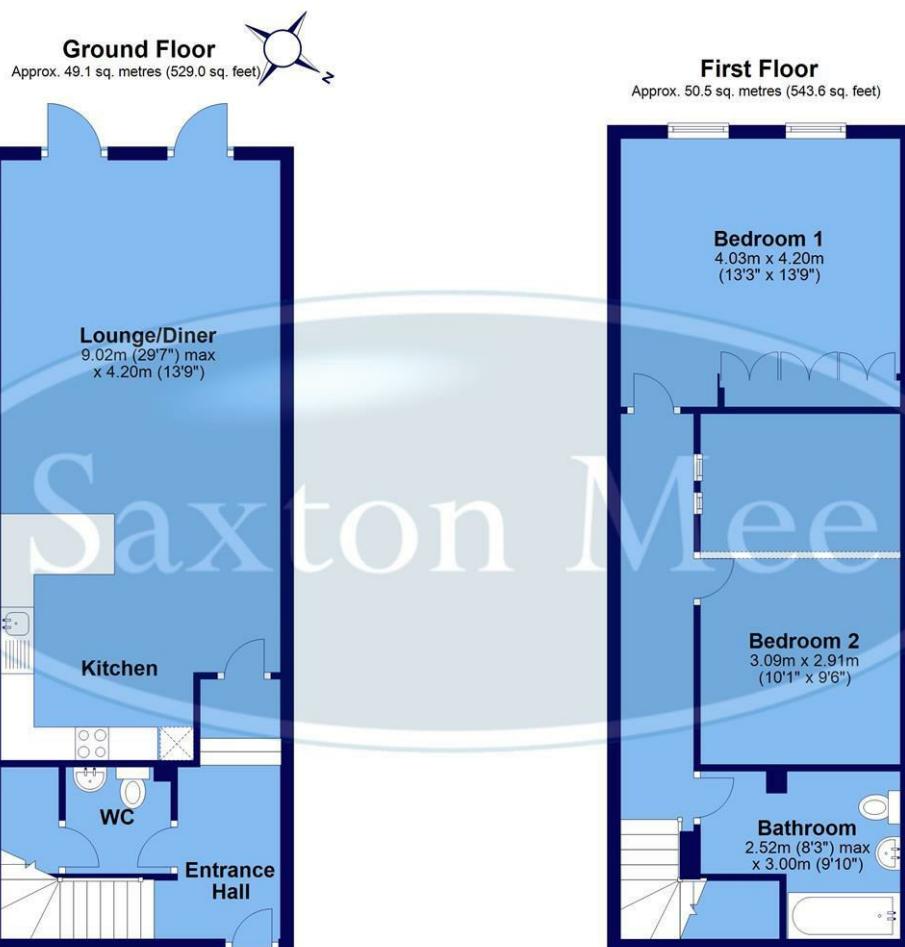
The property is Leasehold with a term of 999 years running from the 1st January 2003.

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.



**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](http://www.saxtonmee.co.uk)



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	
(B1-B1)	B	
(B2-B9)	C	
(D5-D8)	D	
(E9-E4)	E	
(F1-F8)	F	
(G1-G8)	G	
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 (A2 plus)	A	
(B1-B1)	B	
(B2-B9)	C	
(D5-D8)	D	
(E9-E4)	E	
(F1-F8)	F	
(G1-G8)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC