



Hutcliffe Wood View, Sheffield S8 0DY

Guide Price £130,000

GUIDE PRICE £130,000 - £140,000

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN, this well presented, one bedroom, first floor apartment situated in the highly popular neighbourhood of Beauchief, located just a short distance from good local shops and transport links to Sheffield City Centre. The accommodation briefly comprises: entrance hallway, open plan kitchen/lounge, bedroom and shower room.

This property is open to over 65's only and has lift access.

Tenure: Leasehold



Entrance

Entrance to communal hallway through glass doors. Lift Access.

Entrance Hallway

Entrance through wooden door into entrance hallway having carpeted flooring, economy 7 heater and fitted tall storage. Also having intercom system.

Open Plan Kitchen/Lounge

10'5" x 22'0" (3.20m x 6.72m)

A good sized open plan living space. The kitchen is fitted with a range of wood effect wall and base units with contrasting roll edged worktops incorporating one and half bowl stainless steel sink with drainer and chrome swan neck mixer tap, and 4 ring electric hob with extractor above. Also having integrated appliances including; electric oven, washer, dishwasher and fridge and freezer. Having tiled splashbacks, tiled flooring and useful breakfast bar.

Lounge having carpeted flooring, feature electric fire, economy 7 heater, spot lighting, and UPVC double glazed French doors overlooking the rear gardens.

Bedroom

10'1" x 12'1" (3.09m x 3.69m)

Neutrally decorated double bedroom with carpeted flooring, UPVC double glazed window and economy 7 heater.

Shower Room

4'6" x 9'10" (1.38m x 3.01m)

Well equipped shower room in brief comprising: double shower cubicle with sliding door and electric shower over, low flush WC and pedestal wash hand basin with mixer tap. Having tiled walls, economy 7 heater, vinyl flooring and useful storage cupboard also housing the water tank.

Outside

To the rear of the property lie lovely communal gardens.



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Website: www.skestateagents.co.uk **Email:** info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



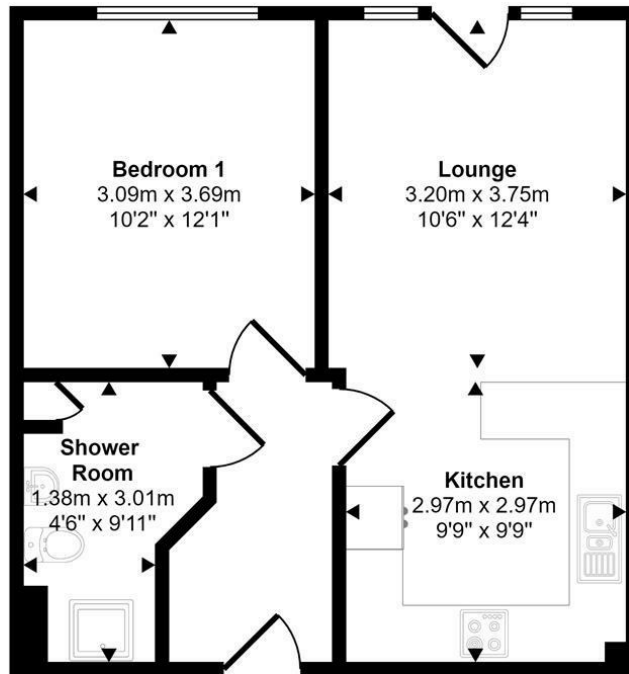
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Approx Gross Internal Area
44 sq m / 473 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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