



Apt 46 Dale Park 2 The Dale, Woodseats, Sheffield, S8 0PW

Saxton Mee



# Apt 46 Dale Park 2 The Dale Woodseats

Guide Price

**£140,000**

GUIDE PRICE - £140,000 - £150,000

Immaculate Two-Bedroom First-Floor Apartment – Woodseats

Set within a distinctive four-storey complex in the heart of vibrant Woodseats, this stylish first-floor apartment offers contemporary living with the benefit of allocated off-street parking for one vehicle and access to a beautifully landscaped communal garden. Perfectly positioned just moments from a wide range of local amenities, shops, cafés, and transport links, the property combines modern convenience with a highly sought-after location.

The immaculate accommodation includes a spacious lounge ideal for both relaxing and entertaining, and a modern kitchen fitted with sleek units and integrated appliances, including a dishwasher, fridge, washer dryer, oven, and hob. The double master bedroom features its own en-suite bathroom, while a second single bedroom provides flexibility as a guest room, study, or nursery. A stylish shower room completes the layout.

Additional benefits include electric heating throughout and the exclusive use of one allocated parking space. With its contemporary finish and superb location, this apartment is perfect for professionals, downsizers, or investors seeking a ready-to-move-into home in one of Sheffield's most popular suburbs.

- Situated on the first floor of a distinctive four-storey complex in the heart of vibrant Woodseats
- Two bedroom apartment with two shower rooms
- Allocated off-street parking space for one vehicle
- Electric heating throughout
- Moments from a wide range of local amenities, shops, cafés, and transport links
- Spacious lounge with dining area
- Modern fitted kitchen with integrated dishwasher, fridge, washer dryer, oven, and hob
- Double master bedroom with en-suite bathroom
- Ground Rent £100 per annum
- Service charge £1507.56 per annum









While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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