



Whinfell Court, Sheffield, S11 9QA

welcome to

Whinfell Court, Sheffield

- GUIDE PRICE - £370,000 - £390,000
- THREE DOUBLE BEDROOMS
- GROUND FLOOR
- NO CHAIN
- HIGH QUALITY THROUGHOUT

Tenure: Leasehold EPC Rating: C

Guide Price

£370,000 - £390,000

William H Brown Banner Cross are delighted to market this simply stunning luxury apartment. Located on the ground floor, this three bedroom apartment initially comprises of a spacious hallway leading to a large open living space, a study that may be used as a dining room, a high standard fitted kitchen, a large conservatory with access out to a private seating area and out to the communal gardens. Also comprising of a family bathroom, a master bedroom with en suite, and two further double bedrooms. This apartment also has a separate double garage. Whinfell Court is located in the desirable area of Whirlow, one of Sheffield's finest residential areas conveniently situated close to local amenities, with great transport links, and a stone's throw away from the Peak District. Whinfell Court is also one of Sheffield's most premium and luxurious developments, benefiting from a Swimming Pool & Leisure Complex, an Entertainment room, generous grounds/gardens and extensive visitors parking. An internal inspection is required to truly appreciate this luxurious apartment.

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

SBC104780 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Accommodation Details

Lounge

19' 7" x 19' 2" max (5.97m x 5.84m max)
Lounge area has a laminate style floor, modern flame gas fire and surround, three wall lights, rear facing double glazed patio doors giving access to the conservatory.

Conservatory

9' 11" x 19' 9" Max (3.02m x 6.02m Max)
Tiled floor, two modern radiators, double glazed surrounding windows and a door which gives access to the garden area.

Kitchen

15' 9" x 9' 10" max (4.80m x 3.00m max)
A range of quality wooden style base and wall units with work surfaces, sink and drainer, electric oven and gas hob with extractor fan above and a ramp for disabled access.

Dining Room/ Study Area

16' 10" x 10' Max (5.13m x 3.05m Max)
Laminate style floor, central heating radiator and a rear facing double glazed window.

Inner Hallway

Access to the storage area.

Bedroom One

11' 8" x 17' 6" Max (3.56m x 5.33m Max)
Master bedroom with walk in storage space, central heating radiator, and double glazed window and is carpeted throughout.

En Suite

Tiling to the splash back areas and tiling to the floor walk in shower cubicle, wash hand basin and vanity unit, low flush W.C and a wall mounted heated towel rail.

Bedroom Two

16' 2" x 8' 7" Max (4.93m x 2.62m Max)
Second bedroom has fitted wardrobes, central heating radiator, front facing double glazed window and is carpeted throughout.

Bedroom Three

13' 2" x 8' 10" Max (4.01m x 2.69m Max)
Third bedroom has a front facing double glazed window, central heating radiator, built in wardrobes and is carpeted throughout.

Main Bathroom

Part tiled family bathroom has a modern white suite comprising a panel bath with shower screen and mixer shower, wash hand basin, low flush W.C, and a wall mounted towel rail.



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