





17 Hutcliffe Wood View

Sheffield • South Yorkshire • S8 0DY

Guide Price £115,000 - £120,000

Beautifully presented, first floor, double bedroom apartment located within an over 65's gated development tucked away in Beauchief. Well-proportioned accommodation within a purpose-built development offering private, secure living which benefits from resident and visitor parking, well maintained gardens and communal lounge designed to promote a socialising area with organised monthly events. No onward chain. Entry is through a communal entrance with stairs of lift access to the first floor. The apartment opens into a generous entrance area providing cloakroom hanging. The superb open plan living space is complemented by a French door and Juliet balcony offering views to the front of the property. Adjoining is a fully fitted kitchen, with matching units and integrated appliances including washing machine/dryer, dishwasher, fridge, freezer, oven and hob. Comprising of a generously proportioned double bedroom and modern shower room with built in storage. Features wall mounted electric heating and double glazing. Located within walking distance of a range of local amenities, including shops, cafes, parks and Beauchief Golf Course. Excellent transport links available with regular public transport. Lease - 240 years from 11/01/2008 £100pa - Pavillion Nottingham LTD Service Charge £400/quarter Council Tax Band B, EPC Rating C



- Beautifully Presented First Floor Apartment
- Over 65's Development
- Double Bedroom & Modern Shower Room
- Open Plan Living Area & Juliet Balcony
- Communal Lounge Area & Organised Events
- Communal Outdoor Space
- Secure Resident & Visitor Parking
- Electric Wall Mounted Heaters
- Lease - 240 years 11/01/2008 £100pa
- Council Tax Band B, EPC Rating C



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APPROXIMATE GROSS INTERNAL AREA
43.7 SQ M / 470 SQ FT

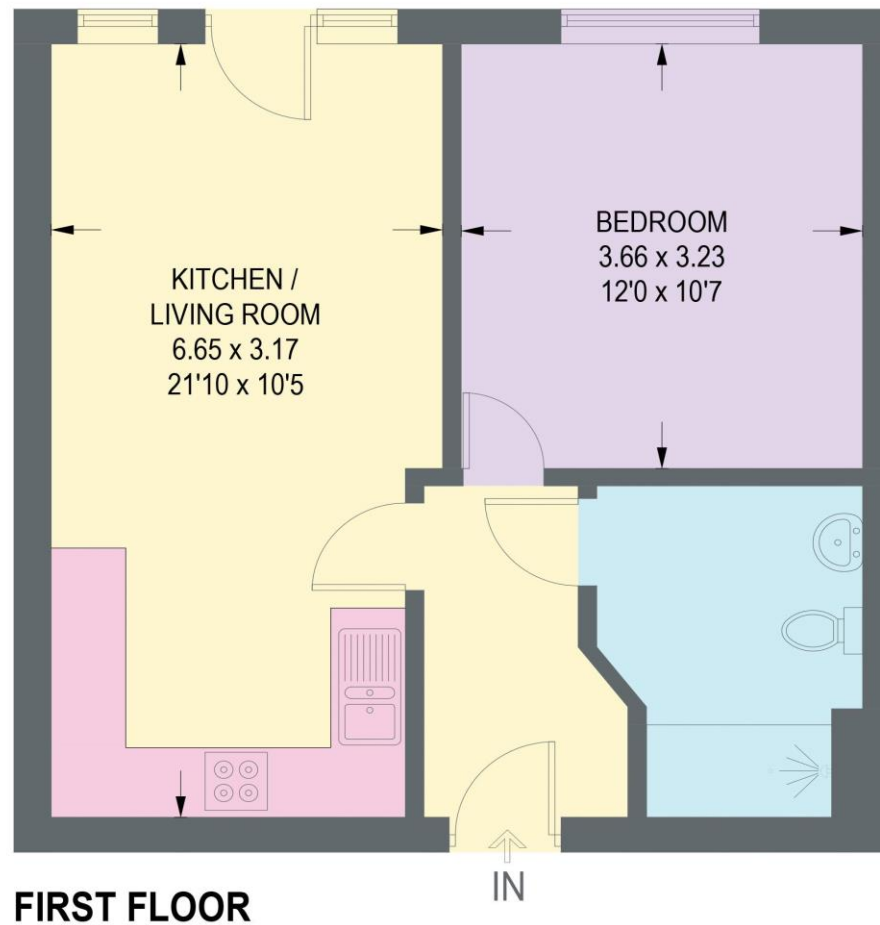


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.