

4 Kinder House Holyrood Avenue, Lodge Moor, Sheffield, S10 4NW
£185,000

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Council Tax Band: D

A bright, spacious and well presented two bedroom, two bathroom first floor apartment which is located within this highly sought after development in Lodge Moor. Perfect for first time buyers, downsizers or landlords, the property enjoys modern styling throughout and highlights include an open plan lounge/kitchen area with an island unit and an allocated parking space. Situated on the cusp of open countryside, the property is located close to regular bus routes giving easy access to the universities, hospitals and the city centre. There are also shops and amenities nearby. With double glazing and gas central heating throughout, the property in brief comprises; Secure communal entrance lobby with staircase rising to the first floor, entrance hall, open plan lounge/kitchen with integrated appliances, two spacious bedrooms (the master with en-suite) and a bathroom. Outside, there are well maintained communal grounds, an allocated parking space and visitor bays. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Council tax band D, leasehold tenure - 999 year lease from 2002. Ground rent is £269pa, service charge is £1340pa.

Communal Entrance Lobby

Access to the building is gained through a secure communal door which has an intercom and fob access. Stairs rise to the first floor where the property is located.

Entrance Hallway

A solid wood door gives access to the spacious entrance hallway, which has laminate flooring and a radiator. Doors lead to all rooms.

Open Plan Lounge/Kitchen

A bright and spacious room which enjoys an open plan layout. To the lounge area there are two rear facing upvc double glazed windows, two radiators, laminate flooring and ample space for living/dining furniture. To the kitchen area there are modern style fitted wall and base units including an island which has an induction hob with extractor above. With laminated worksurfaces

incorporating a stainless steel sink and drainer unit, the units also boast integrated appliances including an electric oven, fridge, freezer, dishwasher and there is space for a washing machine. With laminate flooring and housing for the combi boiler.

Master Bedroom

A good sized master bedroom which has front and side facing upvc double glazed windows bringing much light into the room, fitted wardrobes and a radiator. A door leads to the en-suite shower room.

En-Suite Shower Room

Having a suite comprising of a shower enclosure, pedestal wash basin and a low flush wc. With a radiator and vinyl flooring.

Bedroom Two

The second bedroom is a spacious bedroom having a front facing upvc double glazed window and a radiator.

Bathroom

A bright and modern styled bathroom having a suite comprising of a panelled bath, pedestal wash basin and a low flush wc. With a radiator and tiled flooring.

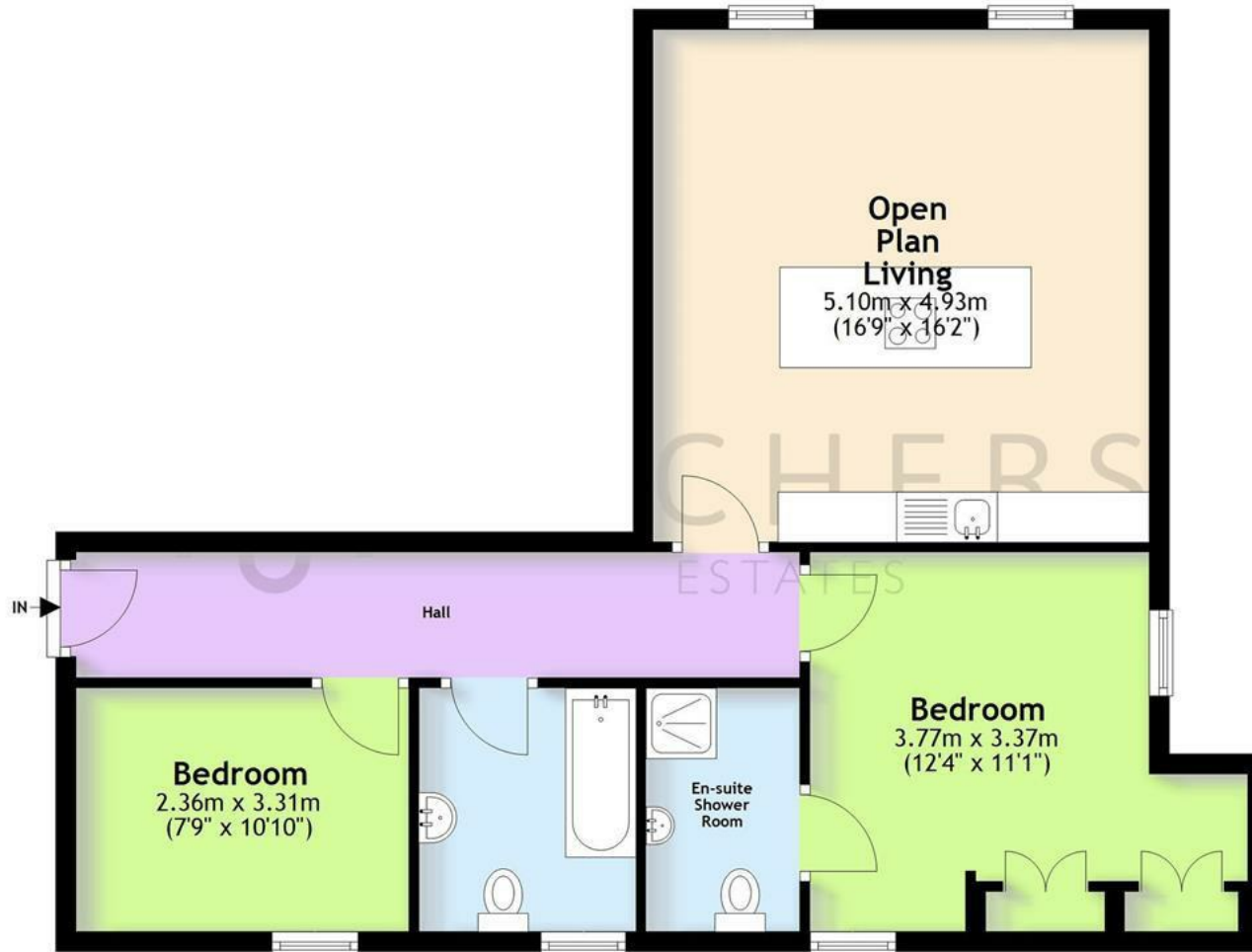
Outside

The development is set within mature communal grounds having lawns, pathways and an array of shrubs/flower beds. To the front of the building there is an allocated parking space and additional visitors bays are located in various places too.



Floor Plan

Approx. 66.7 sq. metres (718.1 sq. feet)



Total area: approx. 66.7 sq. metres (718.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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