



**Parkside Apartments, Chesterfield Road, Woodseats, Sheffield, South Yorkshire S8 0SR**

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**Offers In The Region Of £170,000**

**PINEWOOD**



**Parkside Apartments  
Chesterfield Road  
Woodseats  
Sheffield  
South Yorkshire  
S8 0SR**



**Offers In The Region Of  
£170,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- Easy access to Sheffield city & M1
- Allocated parking in a communal car par with visitor parking spaces
- Balcony with views over Graves Park
- Secure intercom facility
- Modern bathroom with white suite and shower over bath
- Two double bedrooms
- Entrance hall with utility room
- Well equipped kitchen being open plan to lounge
- Neutral decor, uPVC double glazing and gas electric heating
- Penthouse apartment

**\*\*IDEAL FOR INVESTORS (SITTING TENANT) OR FIRST TIME BUYERS\*POSS 5.1% GROSS YIELD\*\*BALCONY WITH VIEWS OVER GRAVES PARK\*\*Pinewood Properties are delighted to offer this fabulous two double bedroom second floor apartment situated within the popular area of Woodseats and enjoying stunning views over Graves Park and excellent transport links or a short drive into Sheffield City Centre and the M1 is also within easy reach. There are a wide choice of pubs, bars, shops and restaurants in the area. There are also bus & train stations nearby. The property would be ideally suited for first time buyers or investors. In brief, the property comprises: entrance hall, utility/store room, larger than average modern Jack and Jill bathroom which is fitted out to a high standard with a white suite with shower over bath. The master bedroom which has high quality beech wardrobes & chests fitted, second bedroom which is also a double, well equipped kitchen with integrated fridge, freezer, oven, hob and extractor with space for dining table and a lounge with uPVC sliding doors leading out to the balcony which has excellent views over Graves Park. With the added benefit of a designated car parking space located in the communal car park ( plenty of visitor spaces) There is a secure intercom system, & lockable mail boxes. uPVC Double Glazing and Electric Heating.**

**\*\*VIRTUAL VIDEO TOUR AVAILABLE\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

### **Entrance Hall**

Entry from communal hallway into the entrance hall. Having laminate flooring, secure intercom entry system, electric heater and providing access to all accommodation.

### **Kitchen Diner**

**5'4" x 16'5" (1.65 x 5.01)**

Fitted with a good range of wall and base units having complimentary worktops incorporating stainless steel sink with mixer tap and drainer and electric 4 ring hob with oven beneath and extractor over. Benefitting from integrated fridge and dishwasher, rear-facing UPVC double glazed window and two electric heaters. Also having tiled flooring and splashback, and space for dining table and chairs.

### **Lounge**

**11'3" x 16'8" (3.43 x 5.10)**

Having laminate flooring, electric heater, and TV point. Benefitting from sliding UPVC double glazed doors which provide access to balcony. Balcony having decked flooring, and an attractive view of Graves Park.

### **Bedroom One**

**11'3" x 12'7" (3.45 x 3.85)**

Large front facing double bedroom having wooden laminate flooring, electric heater, inbuilt wardrobes, uPVC double glazed window and access to Jack and Jill bathroom.

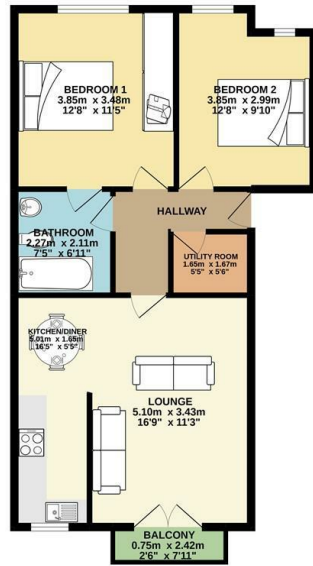
### **Bedroom Two**

**9'9" x 12'7" (2.99 x 3.85)**

Double bedroom having wooden laminate flooring, two front-facing uPVC double glazed windows and electric heater.



GROUND FLOOR  
60.7 sq.m. (653 sq.ft.) approx.



PARKSIDE APARTMENTS, CHESTERFIELD ROAD, WOODSEATS, SHEFFIELD, S18 6SR

TOTAL FLOOR AREA: 60.7 sq.m. (653 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the description and floor measurements, all dimensions, areas and any other terms 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.  
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**DISCLAIMER**

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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**Bathroom**

6'11" x 7'5" (2.11 x 2.27)

Fitted with white three piece suite comprising; panelled bath with shower over and glass screen, low flush WC and hand wash basin with mixer tap. Having large mirror with spotlights, tiled splashback, vinyl flooring and wall mounted towel radiator.

**Utility Room**

5'5" x 5'4" (1.67 x 1.65)

Useful room for storage or space for appliances.

**Outside**

Having allocated parking space in the communal car park with plenty of visitor spaces.

**General Information**

Tenure: Leasehold

Energy Performance Rating: C

Total Floor Area: 653.0 sq ft / 60.7 sq m

uPVC Double Glazing

Electric Heating:

Council Tax Band: A

**Disclaimer**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(41-60) C		
(55-68) D			(21-40) D		
(39-54) E			(1-20) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Mansfield, NG1  
01623 621001

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Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
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