



## 24 Hutcliffe Wood View

, Sheffield, S8 0DY

Guide Price £130,000



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## SUMMARY

OVER 65'S COMPLEX! CHAIN FREE! A fantastic opportunity to purchase this immaculately presented one double bedroom flat which is situated in a secure gated complex. Being modern throughout and having an open plan kitchen/lounge. Lift access to all floors. Communal lounge and gardens. Good road links to Sheffield City Centre and M1 Motorway and frequent regular bus services from Hutcliffe Wood Road and Abbey Lane.

## HALLWAY

A spacious and welcoming hallway with neutral decor and carpeted flooring. Ceiling light, storage heater and access to the part boarded loft. Doors to the kitchen/lounge, bedroom and shower room.

## KITCHEN/LOUNGE

10'6" x 21'9" (3.22 x 6.63)

Being dual aspect which offers additional natural lighting and having modern wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated dishwasher, integrated fridge/freezer and under counter space for a washing machine. Spotlighting, storage heater and a side window. Fireplace, part vinyl/part carpeted flooring and a Juliette balcony.

## BEDROOM

10'5" x 12'1" (3.2 x 3.7)

A generous sized double bedroom with neutral decor and carpeted flooring. Ceiling light, storage heater and window.

## SHOWER ROOM

Comprising of a shower cubicle with an overhead electric shower, pedestal sink and close coupled WC. Spotlighting, heater and storage cupboard. Part tiled walls and vinyl flooring.

## COMMUNAL AREAS

The property benefits from a communal car park, gardens and lounge.

## PROPERTY DETAILS

- LEASEHOLD -222 YEARS REMAINING, GROUND RENT £100.00PA, SERVICE CHARGE £1600.00PA
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL



## Road Map



## Hybrid Map



## Terrain Map



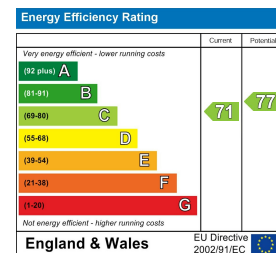
## Floor Plan



## Viewing

Please contact our Sales Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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