

# Saxton Mee



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**SOLD**  
subject to contract  
Residential



Saxton Mee



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**Kingswood Hall Wadsley Park Village Sheffield S6 1RF**  
**Guide Price £190,000**



# Kingswood Hall

Sheffield S6 1RF

Guide Price £190,000

GUIDE PRICE £190,000-£200,000 \*\* FIRST FLOOR DUPLEX APARTMENT \*\*

Occupying a prime position within this stunning converted building is this two double bedroom duplex apartment which benefits from a large open plan living area, uPVC double glazing and electric heating. Kingswood Hall makes an immediate positive impression as you enter through a gated driveway, into manicured lawned grounds with allocated parking, visitor spaces and a bike store. From the communal reception you can gain access via a grand hallway with memorable photos highlighting the history of Kingswood Hall. Stairs and lift access lead to all levels.

Neutrally decorated throughout, the living accommodation briefly comprises, private door which opens into the entrance hall with a WC and a storage cupboard. Access into the open plan lounge, dining area and kitchen. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring induction hob with extractor above. Integrated appliances include an electric oven, dishwasher, washing machine, fridge and freezer. The lounge and dining area has attractive flooring throughout and has the benefit of two doors opening onto Juliet balconies, allowing lots of natural light to flow through the room.

From the entrance hall, a staircase rises to the first floor landing with access into the two double bedrooms and the bathroom. The master has fitted wardrobes and two doors opening onto Juliet balconies, making this a bright and airy space. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM DUPLEX APARTMENT
- BRIGHT & AIRY OPEN PLAN LOUNGE, DINING AREA & KITCHEN
- UPSTAIRS AND DOWNSTAIRS WC
- MASTER BEDROOM WITH JULIET BALCONIES
- PARKING & VISITOR PARKING
- PUBLIC TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE





**OUTSIDE**

Outside the grounds surrounding Kingswood Hall are neat and well cared for with electric gate access into the development, and an allocated parking space for the property along with plenty of visitor parking.

**LOCATION**

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 999 years running from the 1st January 2003.  
The property is currently Council Tax Band C.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Ground Floor**  
Approx. 50.5 sq. metres (543.6 sq. feet)



**First Floor**  
Approx. 50.5 sq. metres (543.6 sq. feet)



Total area: approx. 101.0 sq. metres (1087.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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82 Middlewood Road, Sheffield S6 4HA  
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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		78	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		