

Saxton Mee



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SOLD
subject to contract
Residential



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Kingswood Hall Wadsley Park Village Sheffield S6 1RF
Guide Price £185,000



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Sheffield S6 1RF

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GUIDE PRICE £185,000-£195,000 ** FIRST FLOOR DUPLEX APARTMENT **

Located in this stunning converted building is this extremely well presented and spacious two double bedroom first floor duplex apartment which benefits from 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.

The modern and contemporary living accommodation briefly comprises private door which opens into an entrance hall with a secure telephone intercom system, downstairs WC which includes a storage cupboard which houses the hot water cylinder. Access into the fabulous open plan lounge, dining room and kitchen. The lounge to the front has a high ceiling and two floor to ceiling wood doors opening onto Juliet balconies and allowing lots of natural light to flow into the room. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven and dishwasher along with housing and plumbing for a washing machine and fridge freezer.

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 two floor to ceiling wood doors opening onto Juliet balconies and ample space for furniture. Bedroom two has a mezzanine overlooking the lounge. The bathroom has a modern and contemporary four piece suite bathroom including bath, shower enclosure, WC and wash basin.

- TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT
- FANTASTIC OPEN PLAN LIVING
- MODERN KITCHEN
- FOUR PIECE SUITE BATHROOM
- DOWNSTAIRS WC
- ALLOCATED & VISITOR PARKING





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 and tram-link bus. 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

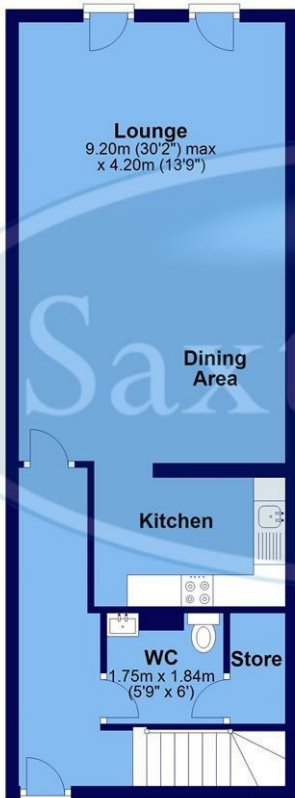
The property is Leasehold with a term of 999 years running from the 27th May 2004.
The property is currently Council Tax Band C.

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

245 Crookes, Sheffield S10 1TF
 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
 T: 0114 231 6055
 T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	76
	EU Directive 2002/91/EC		