

Kingswood Hall Wadsley Park Village Sheffield S6 1RF  
Guide Price £170,000



# Kingswood Hall

Sheffield S6 1RF

**Guide Price £170,000**

GUIDE PRICE £170,000-£180,000 Situated in this stunning converted building is this spacious, two double bedroom first floor duplex apartment which benefits from 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.

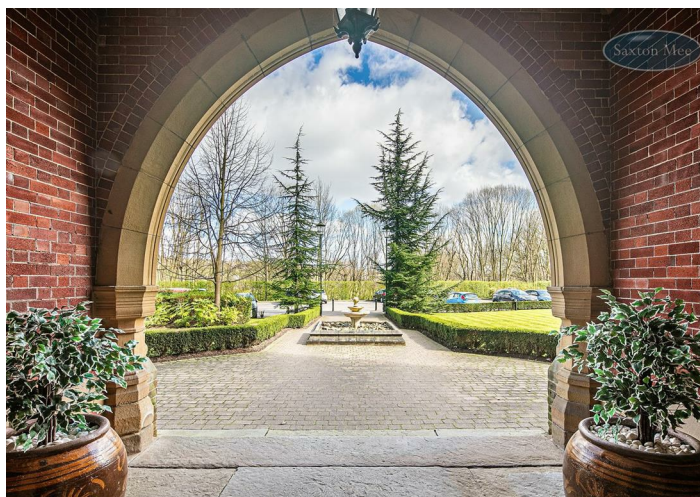
Neutrally decorated throughout, the living accommodation briefly comprises a private entrance door opens into the entrance hall with a secure telephone intercom system, a storage cupboard and under stair storage. Access into the open plan lounge and kitchen, double bedroom two and the bathroom. The lounge area has three large windows allowing lots of natural light to flow through the room. The lounge flows into the kitchen which has a range of wall, base and drawer units. A contrasting worktop incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and fridge freezer. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

From the entrance hall, a staircase rises to the first floor and bedroom one which has a storage cupboard.

- EARLY VIEWING ADVISED
- TWO BEDROOM FIRST FLOOR, DUPLEX APARTMENT
- BRIGHT & AIRY LOUNGE
- THREE PIECE SUITE BATHROOM
- ALLOCATED & VISITOR PARK
- WELL-KEPT COMMUNAL GROUNDS
- TRANSPORT LINKS CLOSE-BY







## 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 1st January 2003.

The property is currently Council Tax Band C.

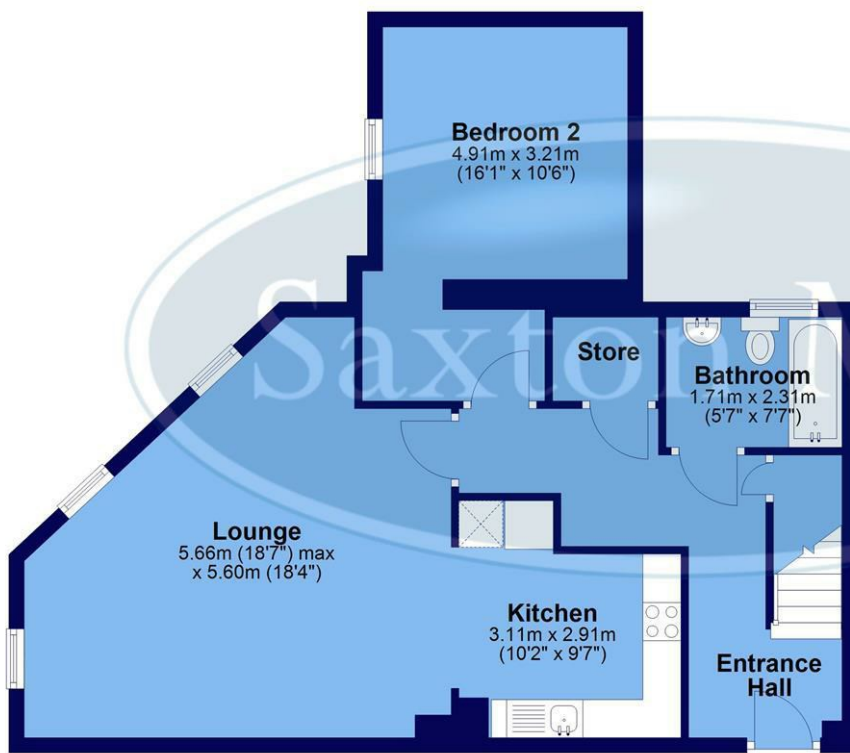
## VALUER

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. 66.1 sq. metres (711.0 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 94.3 sq. metres (1014.7 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](http://www.saxtonmee.co.uk)

