



Barnsley Road Sheffield S5 0QP
Offers Around £90,000

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**** SECOND FLOOR APARTMENT ** TWO DOUBLE BEDROOMS **** Located on the second floor is this two double bedroom apartment measuring an impressive 648 sq ft which benefits from an allocated parking space, uPVC double glazing and gas central heating. Huntsman Lodge is well placed for local shops and amenities, local schools, recreational facilities and access to the city centre, Meadowhall, motorway and the Northern General Hospital. There is a communal entrance with stairs and lift to all levels.

Neutrally decorated throughout, the spacious living accommodation briefly comprises private door which opens into the entrance hall with secure telephone intercom system and a useful storage cupboard which houses the gas boiler. Access into the open plan living area and kitchen, the two double bedrooms and the bathroom. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a dishwasher, electric oven and a four ring hob with extractor above along with plumbing for a washing machine (included in the sale) and space for a fridge freezer (included in the sale). Laminate flooring runs throughout. This bright and airy room has double doors opening to a Juliet balcony. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT
- MEASURING AN IMPRESSIVE 648 SQ FT
- SPACIOUS OPEN PLAN LIVING AREA WITH A JULIET BALCONY
- THREE PIECE SUITE BATHROOM
- ALLOCATED PARKING SPACE
- EXCELLENT TRANSPORT LINKS
- CONVENIENT FOR SHOPS, SCHOOLS & NORTHER GENERAL HOSPITAL
- NO CHAIN





OUTSIDE

Allocated parking space.

LOCATION

Huntsman Lodge is well placed for local shops and amenities, local schools, recreational facilities and access to the city centre, Meadowhall, motorway and the Northern General Hospital.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 1st January 2014.

The property is currently Council Tax Band A.

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.



Total area: approx. 60.2 sq. metres (648.0 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	