



Apartment 3 Whiteley Woods House, 50 Woofindin Avenue, Sheffield, S11 7FG



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### Description

A lovely ground floor apartment that forms part of this gorgeous Edwardian conversion that enjoys an unrivalled, almost rural location at the foot of the Mayfield Valley as it merges into the very fashionable and desirable suburban areas of Ranmoor and Nethergreen. This close proximity of both rural and city life alongside the easy access to the main city hospitals and both universities will make this property appeal to even the most discernible of buyers. The property benefits from having its own, private, south facing terrace which is accessible from the living room, secure, undercroft parking and, unlike many apartments, a separate storage unit for bikes, tools etc.... The development has a grand feel and is approached via a long driveway that leads through the pretty, communal grounds up to the secure parking area and there is a further visitors parking area beyond. Access to the property is at the rear, via a security gate which has intercom. The apartment features two double bedrooms, two bath/shower rooms (one ensuite), and a fabulous, open plan living room with defined seating and dining areas. There is also a smart, fitted kitchen which features integrated appliances and granite work surfaces. From the sitting room there are two sets of French windows opening onto the terrace that also provide the reception area with plenty of natural light. Externally the private terrace is a great feature to the property and is invaluable in the warmer months of the year and the communal grounds, that extend to approximately fourteen acres, offer residents plenty of private space to enjoy and access to scenic walks in the lower Mayfield Valley. The grounds, architecture and location combine to make this very much a one off place to live and well worth a visit.

- Two double bedrooms.
- Secure covered and illuminated car port space with lock-up storage unit beyond (ideal for bikes etc..).
- Two bathrooms (one ensuite).
- Large living room with defined seating and dining areas.
- Separate kitchen with fitted units, granite work tops and integrated appliances.
- South facing terrace, accessed from the spacious living room.
- No onward chain and pets allowed!
- Delightful communal grounds that extend to over 14 acres.
- 125 year lease from 2002 and a reasonable combined service charge and ground rent of £2239 per annum.
- Gas central heating via a combination boiler and double glazed throughout combining to give the property a respectable EPC rating of C77.

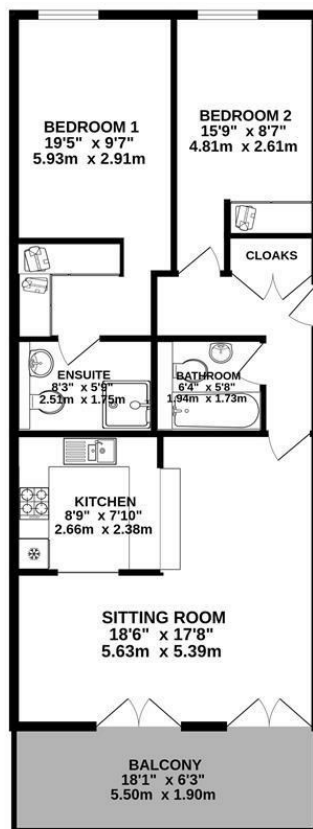








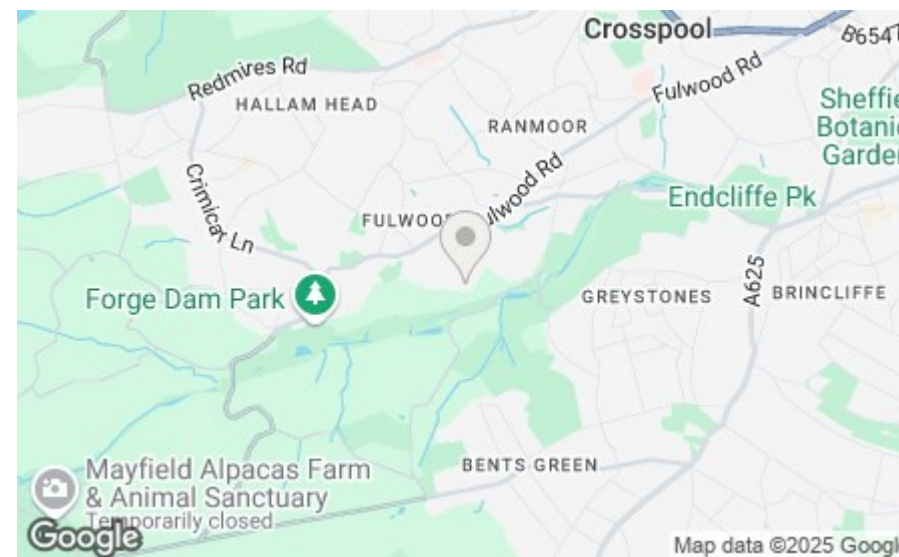
GROUND FLOOR FLAT



TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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