

HUNTERS[®]

HERE TO GET *you* THERE



Mortomley Hall Gardens

High Green, Sheffield, S35 3HG

Offers In The Region Of £100,000



- 2 BED GROUND FLOOR FLAT
- NO UPWARD CHAIN
- CHARMING, LEAFY DEVELOPMENT
- SPACIOUS LAYOUT
- RESIDENTS OFF ROAD PARKING
- OVER 55s DEVELOPMENT
- NO GROUND RENT AND LOW SERVICE CHARGES
- PLENTY OF SCOPE TO MAKE IT YOUR OWN
- WELL KEPT GARDENS TO FRONT AND REAR
- COUNCIL TAX BAND A

Tel: 0114 257 8999

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NO UPWARD CHAIN! SINGLE STOREY LIVING IN A BEAUTIFUL SETTING! Welcome to Mortomley Hall Gardens, a leafy, quiet cul de sac, located in the popular area of High Green, walking distance to an array of amenities and the local sports centre, serviced by good public transport routes, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

Situated on the ground floor of an over 55s development, this 2 bedroom apartment is in need of some upgrades, but boasts neutral decor providing a blank canvas for you to add your own personal touches, a spacious layout, a residents car park offering allocated off road parking and one of the major highlights of this property is the access to well kept, communal gardens to the front of the property and a sun drenched small garden to the rear, where you can enjoy the outdoors and socialise with your neighbours in a picturesque setting.

Briefly comprising entrance hall, living room, kitchen, two bedrooms and bathroom.

Whether you are looking to downsize or seeking a peaceful retreat, this apartment offers a wonderful opportunity to embrace a relaxed lifestyle in a lovely community. Don't miss out on the chance to make Mortomley Hall Gardens your new home sweet home!

HALLWAY

Through a glazed uPVC door leads into a roomy entrance hall, offering a built in storage cupboard containing the water tanks, wall mounted radiator, wall mounted boiler and uPVC window.

LIVING ROOM

12'1 x 11'11 (3.68m x 3.63m)

A light and airy living room hosting an attractive white feature fireplace with marble surround giving a great focal point to the room, also boasting a large built in storage cupboard, wall mounted radiator, aerial point, telephone point, two uPVC windows and glazed uPVC door opening out directly onto the communal gardens and framing this view all year round.

KITCHEN

9'6 x 5'11 (2.90m x 1.80m)

Comprising dark wood base units and tall store cupboard providing plenty of storage space, brown checkered effect work surfaces, inset stainless steel sink and drainer, space for tall fridge/freezer and electric cooker, under counter space and plumbing for washing machine, wall mounted radiator and front facing uPVC window.

BEDROOM 1

12'0 x 8'9 (3.66m x 2.67m)

A spacious double bedroom comprising wall mounted radiator and front facing uPVC window.

BEDROOM 2

9'3 x 4'9 (2.82m x 1.45m)

Good sized single bedroom, hobby room or guest room, comprising wall mounted radiator and rear facing uPVC window.

BATHROOM

8'5 x 6'1 (2.57m x 1.85m)

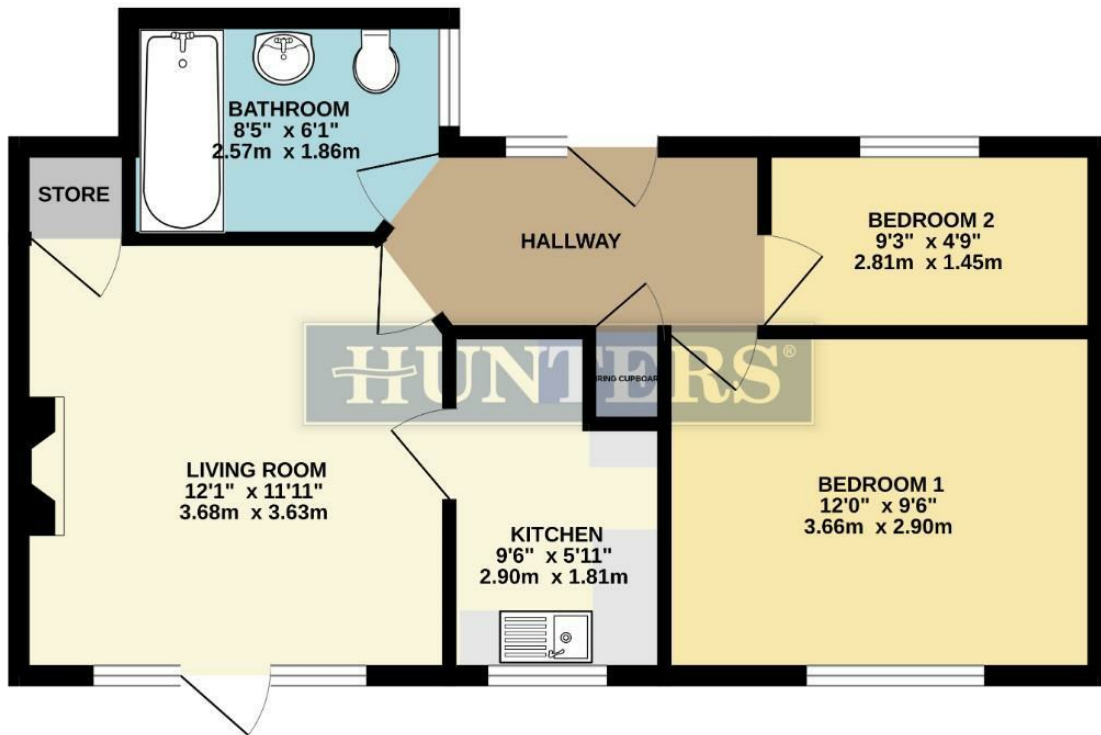
A generously sized bathroom, hosting a bath with

shower tap, pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

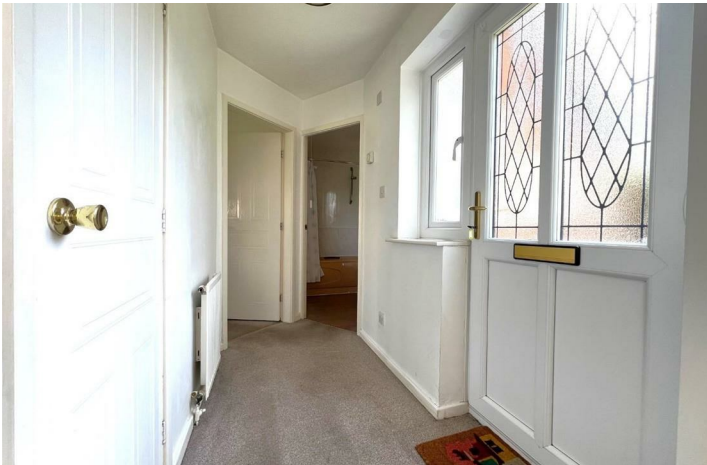
EXTERIOR

The front of the property hosts a sizeable, beautifully kept communal garden with each apartment making the most of their space, this apartment offering a small slabbed area and bench seating. To the rear of the property is an additional, south westerly facing small garden, mainly laid to lawn, also hosting an outdoor storage box, a great spot for an evening drink. There is a large residents car park, offering plenty of parking for the development.

Floorplan

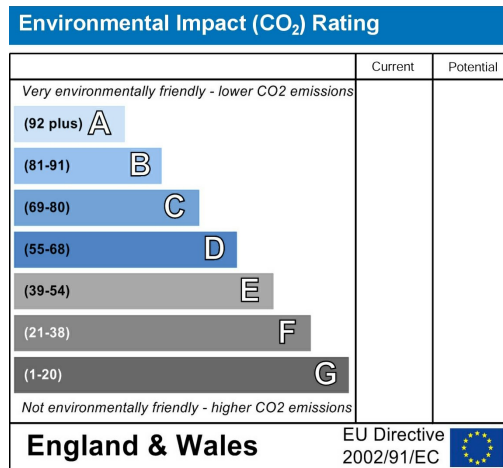
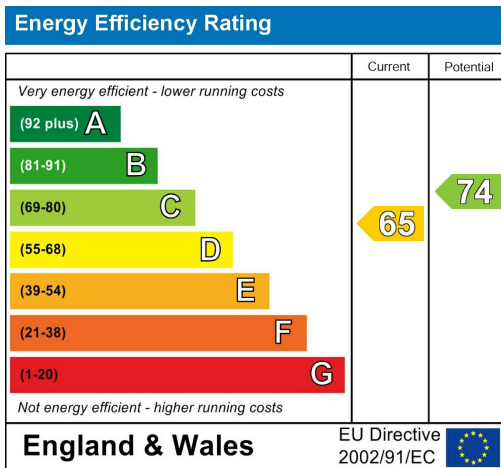


TOTAL FLOOR AREA: 161.54 (421.15 sq. ft.)





Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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