



Worrall Road

High Green, Sheffield, S35 3LN

Guide Price £90,000 - £100,000



- 2 DOUBLE BEDROOM APARTMENT
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- MODERN BATHROOM
- CLOSE TO AN ARRAY OF AMENITIES

- FIRST FLOOR
- PRIVATE ENTRANCE
- FRESH WHITE DECOR
- COMMUNAL GARDENS
- GREAT INVESTMENT OR FIRST STEP ON THE LADDER

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GUIDE PRICE £90,000 - £100,000. NO UPWARD CHAIN! A great investment or first step on the ladder, a true gem waiting to be discovered, this sizable 2 double bedroom, first floor apartment is located in the great commuter location of High Green, Sheffield, walking distance to an array of amenities, serviced by good bus routes, a few minutes away from the Chapeltown train station and the M1, good bus routes to the Northern General Hospital and with direct roads leading to Sheffield, Barnsley and Rotherham.

As you step inside, through your own private entrance, you'll be greeted by a spacious layout with great dimensions throughout. providing ample room for comfortable living. The property boasts a fresh white decor that gives you a great blank canvas to make it your own. The communal gardens offer a tranquil retreat where you can unwind amidst nature, a breath of fresh air when needed. Ideal for investors seeking a promising opportunity, this property promises a good return on investment with its desirable features and prime location and with no upward chain it is ready to go!

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

Don't miss out on the chance to make this charming flat your new home or investment property - book a viewing today!

ENTRANCE HALL AND LANDING

Through a glazed uPVC door leads into a handy entrance hall, a great cloakroom area complete with a large built in storage cupboard, stairs rise to a roomy landing, drenched in natural light through a large front facing uPVC window, also comprising loft hatch, wall mounted radiator and doors leading to all rooms.

LIVING ROOM

12'9 x 11'2 (3.89m x 3.40m)

A spacious living area, hosting an electric pebble effect fire giving a great focal point to the room and cosy feel in the wintry months, a built in storage cupboard, aerial point, telephone point, wall mounted radiator, front facing uPVC window and door leading into the kitchen. Creating an open plan kitchen/living space is an option if desired.

KITCHEN

11'2 x 7'7 (3.40m x 2.31m)

Hosting an array of solid wood wall and base units providing plenty of storage space, contrasting dark work surfaces, inset stainless steel sink and drainer with mixer tap, inset gas hob, electric oven and extractor hood above, integrated fridge and freezer, under counter space and plumbing for washing machine, housed combi boiler, tiled flooring, wall mounted radiator and uPVC window over looking the gardens.

BEDROOM 1

11'8 x 10'9 (3.56m x 3.28m)

A large double bedroom hosting a built in wardrobe, wall mounted radiator and rear facing uPVC window.

BEDROOM 2

11'9 x 9'8 (3.58m x 2.95m)

A further good sized double bedroom comprising wall mounted radiator and front facing uPVC window.

BATHROOM

7'7 x 5'10 (2.31m x 1.78m)

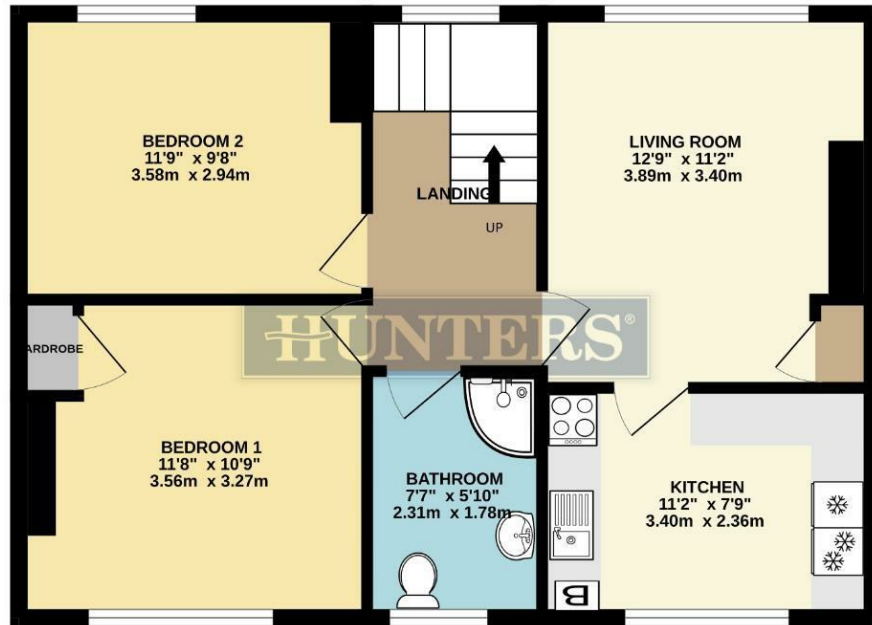
A generously sized, contemporary bathroom, fully tiled in natural tones, comprising corner shower cubicle with electric shower, pedestal sink, low flush wc, wall mounted heated towel rail and frosted uPVC window

EXTERIOR

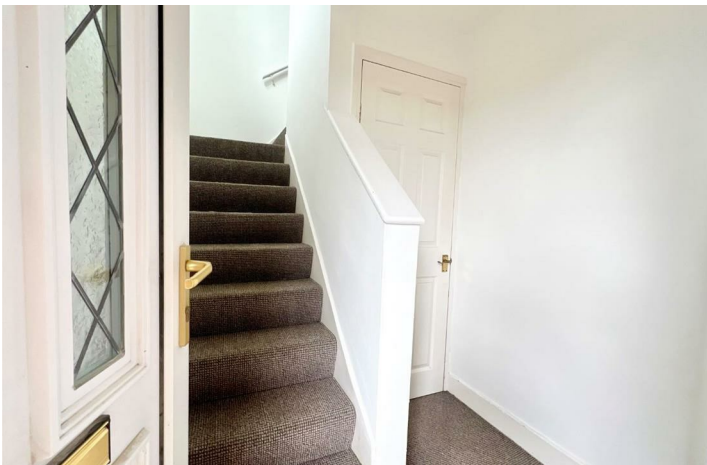
To the rear of the block is a large, well kept communal garden area for residents with washing lines allowing outdoor drying and communal bin store. Ample on street parking is available to the front of the building.

Floorplan

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

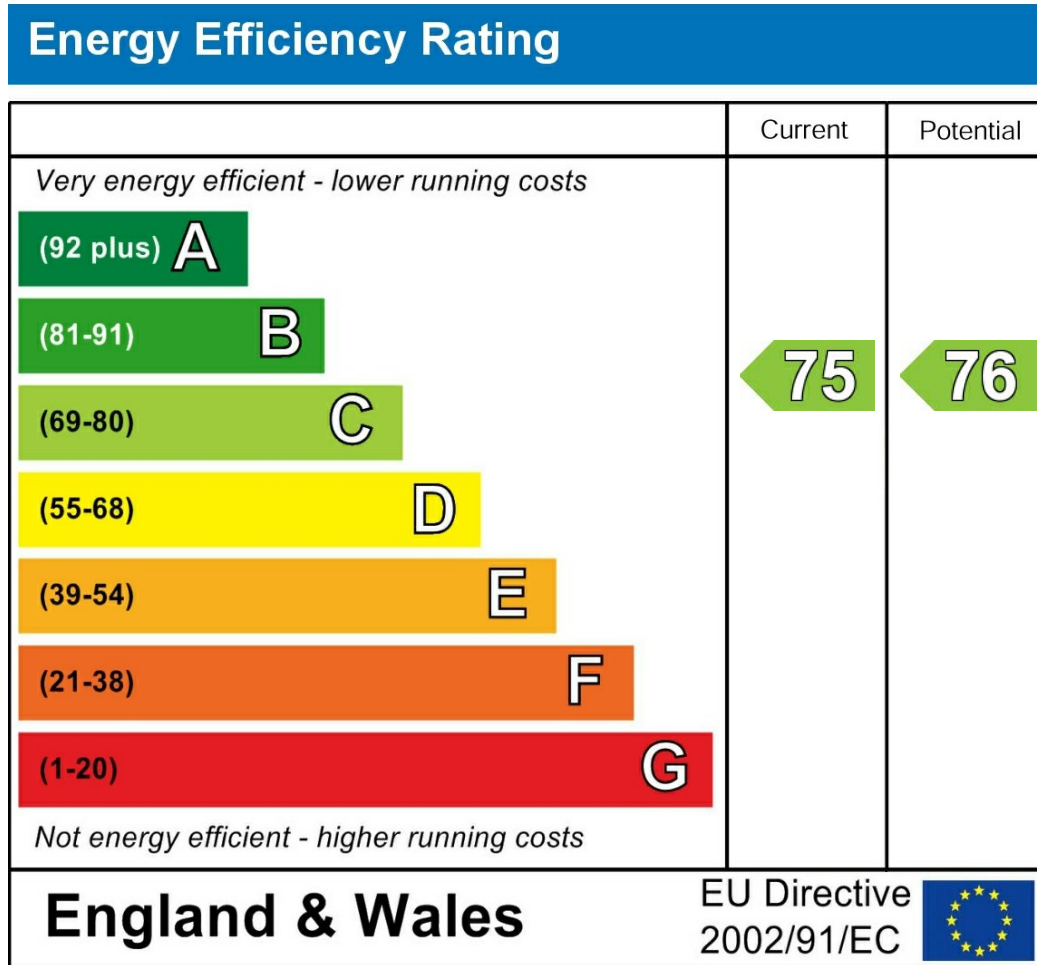


TOTAL FLOOR AREA - 572 sq.ft. (53.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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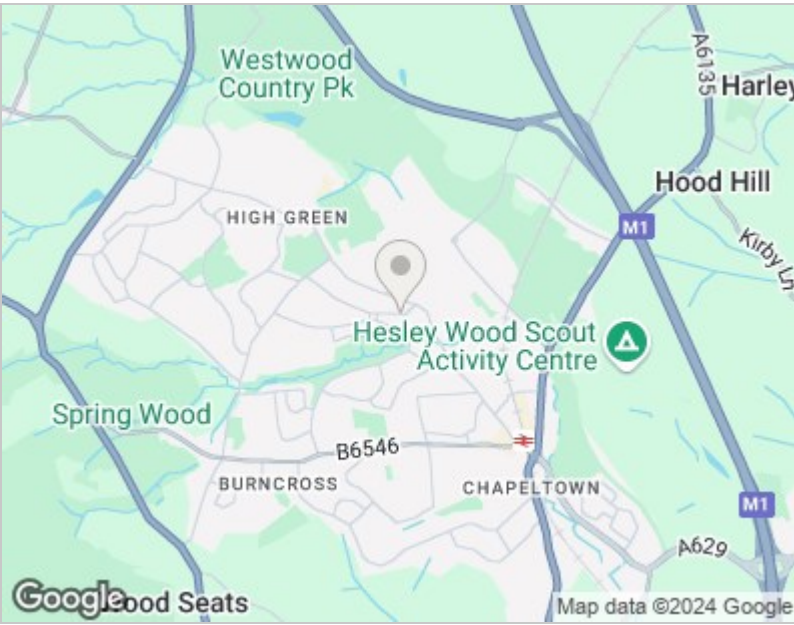
Energy Efficiency Graph



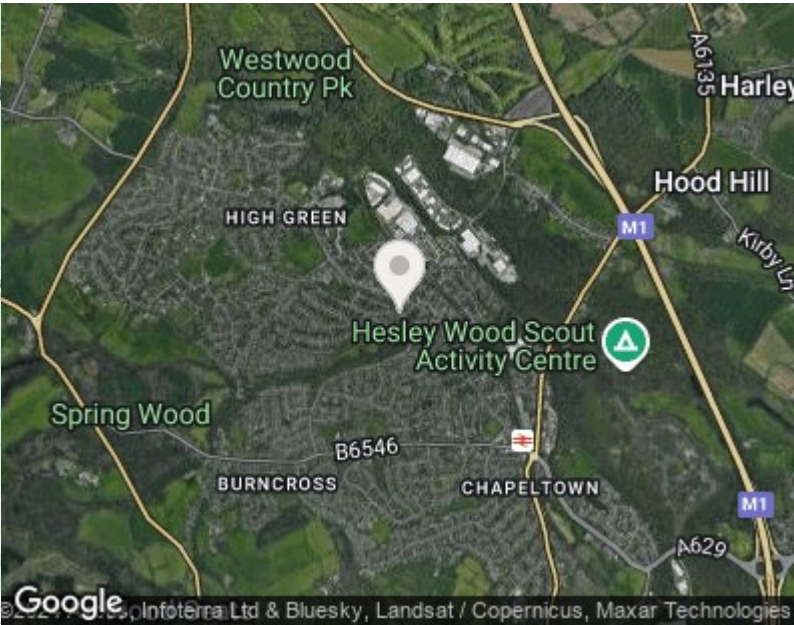
Viewing

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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