



Langsett Road South, Oughtibridge, S35

Offers Over £250,000

- SUPERB TWO BEDROOM PENTHOUSE APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT - VIEWING ESSENTIAL
- SPACIOUS OPEN PLAN LIVING
- MULTI PURPOSE ROOM SUITABLE AS A THIRD BEDROOM IF REQUIRED
- CLOSE TO EXCELLENT LOCAL AMENITIES
- GORGEOUS ELEVATED VIEWS
- GROUND RENT £1 PA - SERVICE CHARGE £70 PER MONTH
- COUNCIL TAX BAND A - £1,589.38
- SOUGHT AFTER OUGHTIBRIDGE VILLAGE LOCATION

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060

sales@utdhomes.co.uk
www.utdhomes.co.uk

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**** GORGEOUS ELEVATED VIEWS ** SUPERB TWO BEDROOM PENTHOUSE APARTMENT ** FLOORPLAN TO FOLLOW **** This beautifully presented apartment is located in the heart of Oughtibridge Village and has many outstanding features. A short flat walk to the many local amenities with excellent road and transport links close by. Benefiting from ample built in storage to all rooms. This most individual penthouse property is located on the second floor of this exclusive development and briefly comprises of; A shared main access door providing entry to three properties; Stairs to the apartment; Lobby and a short flight of stairs to hallway; Open plan kitchen, lounge and dining room; Great multi purpose room which could make an ideal snug / study/ playroom or third bedroom; Two large double bedrooms; Luxury family bath and shower room; Cloakroom wc;



Council Tax Band: A



ENTRANCE

The main entrance door provides access to three apartments within this exclusive block, having telephone intercom access. One and a half flights of carpeted stairs rise to the private entrance door. With an Oak door opening to the Inner lobby. This great space creates a real feeling of privacy, offering that extra area before rising to the apartment. Having; Excellent natural light via a Velux roof light window, with fitted blind; Carpet flooring; Oak handrail; Short flight of stairs to the hallway;

HALLWAY

With; Carpet flooring; High ceilings; Wall mounted telephone intercom access; Power sockets; Ceiling light point; Electric wall heater; Oak doors to the two bedrooms, Cloakroom wc and one to the kitchen, lounge and dining room;

OPEN PLAN KITCHEN, LOUNGE AND DINING ROOM

BREAKFAST KITCHEN AREA

This superb fitted kitchen has two roof light Velux windows, with fitted blinds, casting great natural light to this space. The kitchen area comprises of; Contrasting painted Ash wall, base and drawer units; Under unit lighting; Corian work tops and upstands; Breakfast bar peninsula with feature ceiling light above; The peninsula also has under surface storage units, the integrated washing machine and tumble dryer and breakfast seating space; One and half sink, with the drainer being etched into the Corian work surface; Mixer tap; Further integrated appliances to include the Neff full flexi-induction hob and extractor hood, Single touch control oven and a combi microwave above, fridge freezer and dishwasher; Yellow glazed splash backs; Pull out recycling drawer unit; uPVC double glazed window to the rear elevation, offering woodland views; Recessed ceiling spotlights; Wood effect vinyl flooring; Power sockets; Open to the lounge area;

LOUNGE AREA

The spacious lounge area has; uPVC double glazed window to the rear elevation views, with low level fitted storage into the eaves; Further fitted media storage unit; Carpet flooring; Electric wall heater; Power and aerial sockets; Recessed ceiling spotlights; Wall light points; Open access to the dining area;

DINING AREA

The dining area has; Two Velux roof light windows, with fitted blinds; Low level cupboard fitted storage unit to the eaves; Electric wall heater; Recessed ceiling spotlights; Wall light point; Carpet flooring; Power sockets;

TWO GLAZED OAK DOORS TO THE MULTI PURPOSE SNUG SIT

SNUG / BEDROOM THREE/ PLAYROOM/ OFFICE

With double doors opening from the kitchen, this area can be closed off to create privacy or opened up as desired. This lovely living space could be utilised as a spacious third bedroom, home office, playroom or additional lounge sitting room to suit. Again benefiting from the full length eave cupboard storage and media unit and also having; Velux roof light window, with fitted blinds; Wall light points; Recessed ceiling spotlights; Power and aerial sockets; Carpet flooring;

PRIMARY BEDROOM

The luxurious primary bedroom is spacious in design and has; Two walls of bespoke wardrobe storage, with opaque and mirrored sliding doors; Two Velux roof light windows, with fitted blinds; uPVC double glazed window to the side elevation; Two electric wall heaters; Wall light points; Recessed ceiling spotlights; Power and aerial sockets; Oak door to inner lobby;

INNER LOBBY

With Oak doors to the Master and the second bedroom and also the family bathroom.

DOUBLE BEDROOM TWO

Very similar in size to the primary bedroom, the second good sized double bedroom has; Bespoke wardrobe storage to one wall with opaque sliding doors, fitted to the eaves; Two Velux roof light windows, with fitted blinds, to the front elevation; Electric wall heaters; Recessed ceiling spotlights; Carpet flooring; Power and aerial sockets;

FAMILY BATH AND SHOWER ROOM

This great area comprises of; A fabulous Jacuzzi bath; Separate shower enclosure with tinted glass doors to two sides and a wall mounted shower with rainhead and handheld attachments; Wash basin set into a floating vanity storage unit; Wall mounted WC with

push button flush; Vertical heated towel rail; Underfloor heating; Tiled flooring and part tiled walls; Electric wall heater; Extractor fan; Recessed ceiling spotlights; Velux roof light window, with fitted blind; Oak door to useful walk in storage area;

CLOAKROOM WC

Located off the entrance hallway with; Wall mounted WC with push button flush; Wash basin set into floating vanity drawer unit; Vertical heated towel rail; Velux roof light window, with fitted blind; Wood effect vinyl flooring; Recessed ceiling spotlights; Extractor fan;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

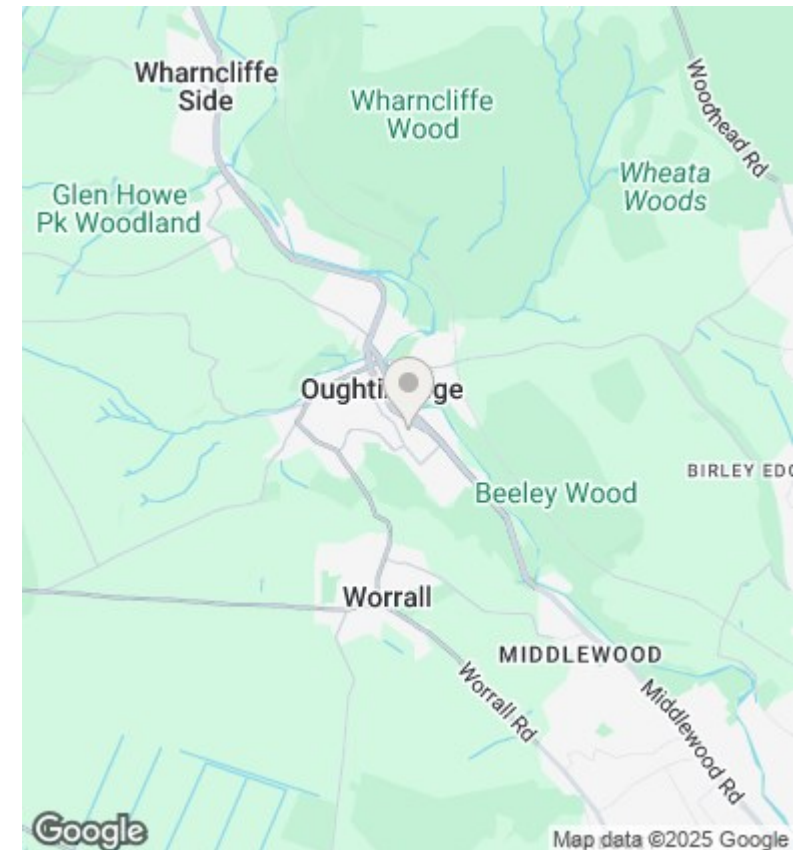
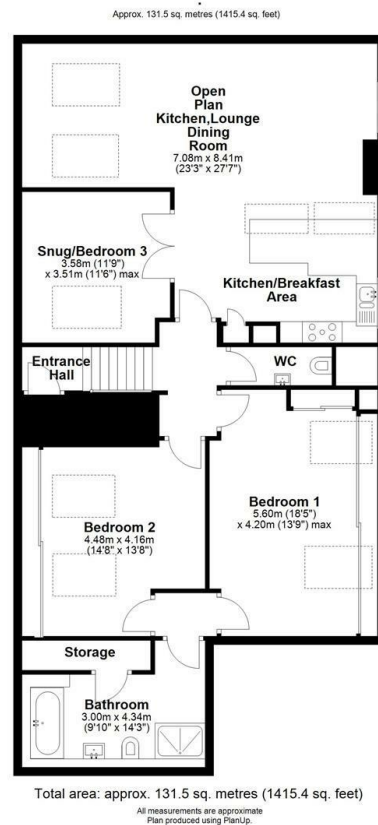
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		