



55 Middlewood Drive East, Wadsley Park Village, Sheffield, S6 1RW

£850 Per Calendar Month

- TWO BED GROUND FLOOR APARTMENT
- LARGE LOUNGE WITH BAY WINDOW
- GREAT LOCATION CLOSE TO PUBLIC TRANSPORT LINKS
- OFF ROAD DESIGNATED PARKING
- BOND - £980
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS ROOMS THROUGHOUT
- WELL MAINTAINED COMMUNAL AREAS
- RENT - £850
- COUNCIL TAX BAND B - £1,764.50

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United Homes are delighted to bring to the rentals market this beautifully presented two bedroom ground floor apartment. Ideally located in the sought after Wadsley Park Village development. Conveniently situated within walking distance to the Middlewood Tram terminus leading on to Hillsborough, The City Centre, Meadowhall, Hospitals and Universities.

The well presented property briefly comprises of; Communal main entrance; Entrance hallway; Large living room with large bay window; Kitchen diner; Two double bedrooms; Spacious family bathroom; Maintained communal areas and gardens; Allocated off-road parking space and visitor spaces;



Council Tax Band: B



COMMUNAL ENTRANCE

The part glazed communal entrance door opens to the inner hallway and staircase. The outside intercom system alerts each apartment of visitors and deliveries, allowing secure access. This area is well maintained by the management company including painting and regular cleaning. Solid door provides access to ground floor apartment.

ENTRANCE HALLWAY

The entrance hallway features; Peep security hole in the front door; Laminated flooring, Wall mounted telephone intercom access; Fuse box; Central heating radiator; Recessed LED ceiling spotlights; Solid doors to the kitchen dining room, lounge, two bedrooms, family bathroom and storage cupboard;

LOUNGE

This spacious lounge has excellent natural light provided via the large uPVC double glazed bay window and the additional window to the side elevation. This tranquil living space also features; Carpet flooring; Central heating radiators; Freshly painted walls; Wall lights; Ceiling light points;

KITCHEN DINING ROOM

This modern kitchen has; Sleek wall, base and drawer units with wood effect work tops; Free standing electric oven, four ring gas hob and extractor fan above; Integrated one and a half sink and drainer with mixer tap; White tiled splash backs; Space & plumbing for washing machine, fridge and freezer; Tiled flooring; Central heating radiator; Front facing uPVC double glazed window; Recessed ceiling spotlights; Space for dining table and chairs; Wall mounted boiler;

BEDROOM ONE

The spacious double bedroom boasts; Fitted wardrobe storage, with complimentary dressing table and drawers; Laminate flooring; Central heating radiator; uPVC double glazed window; Ceiling light point;

BEDROOM TWO

Bedroom two benefits from; Carpet flooring; uPVC double glazed window; Central heating radiator; Ceiling light point;

FAMILY BATHROOM

This lovely family bathroom is very generously sized and

features; A separate shower cubicle with wall mounted shower and screen door; White panelled bath; W.C; Wash basin and tap set into vanity unit; LED recessed ceiling spotlights; Central heating radiator; Extractor fan; Tiled walls; Wood effect vinyl flooring;

CAR PARK

The carpark features allocated owner and visitor parking spaces.

COMMUNAL GARDEN

This fantastic apartment has maintained communal gardens and clothes drying facilities for the apartments residents.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC