





76 Kenninghall View

Sheffield • South Yorkshire • S2 3WX

Offers in the Region Of £130,000

Offered to the market with no onward chain, this spacious and light-filled upper-floor apartment presents an excellent opportunity for first-time buyers, professionals, and investors alike. Enjoying a wraparound balcony and superb far-reaching views across the surrounding area, the property is beautifully presented throughout with modern, neutral décor and a bright, airy feel. Further benefiting from an allocated parking space, generous storage, and well-proportioned accommodation, this is a home ready to move straight into. Accessed via a secure communal entrance with intercom entry system, the apartment is set in an elevated position within this popular development. The private entrance opens into a light and airy hallway with generous built-in storage cupboards. From here, the accommodation flows into an impressive open-plan living, dining, and kitchen space, flooded with natural light from French doors opening onto the wraparound balcony. The living area offers ample space for both lounge and dining furniture, while enjoying attractive open views across green space and towards the city skyline beyond. The contemporary kitchen is fitted with a range of gloss shaker-style units complemented by contrasting worktops and mosaic tiled splashbacks. Integrated appliances include an oven with gas hob, extractor hood, and fridge freezer, with additional space and plumbing for further appliances. The boiler is neatly concealed within a cupboard, maintaining the clean and modern finish. The principal bedroom is a generous double room enjoying pleasant views over nearby green space and towards the city beyond, finished with neutral décor and carpeting. Bedroom two is also a comfortable double, ideal as a guest room, home office, or nursery. The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC, complemented by partial wall tiling. Externally, the property benefits from an allocated parking space and a wraparound balcony, providing an excellent space to relax and enjoy the elevated outlook. Kenninghall View forms part of a popular residential development within the S2 district of Sheffield. The area is conveniently placed for access to Sheffield City Centre, Sheffield Railway Station, and a wide range of amenities including shops, supermarkets, schools, and leisure facilities. Excellent transport links and nearby road networks provide easy connections across the city and beyond, while a number of green spaces and walking routes are close by, offering an appealing balance of urban convenience and outdoor enjoyment.



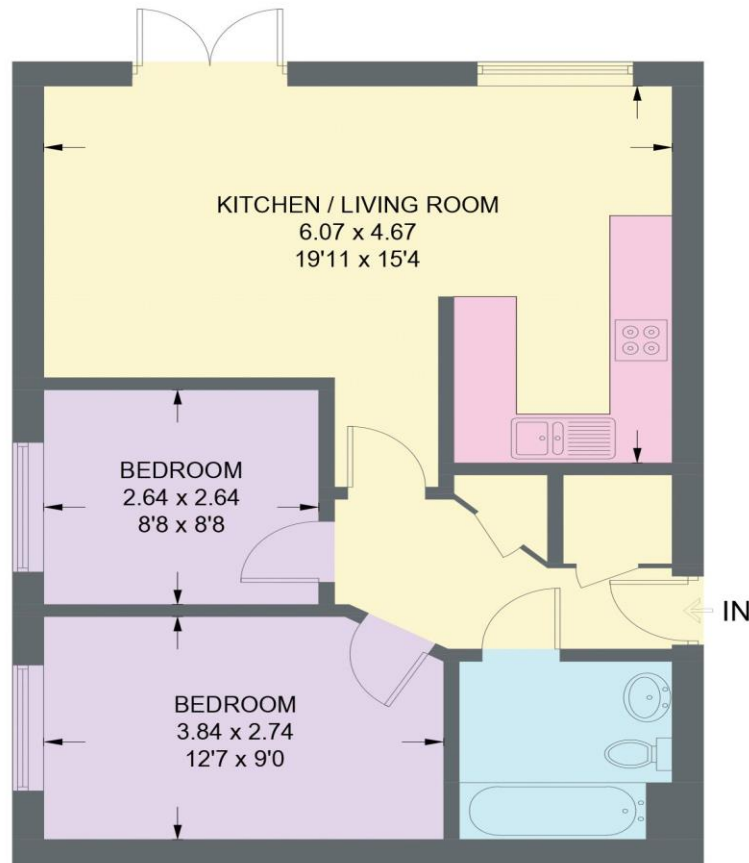
- 2nd Floor Apartment in S2
- 2 Double Bedrooms
- Spacious Open Plan Living Area
- Light & Airy Modern Interior
- Generous Wraparound Balcony

- Panoramic Views Across the City
- Allocated Parking
- Service Charge TBC
- Lease TBC
- Council Tax Band B, EPC Rating C

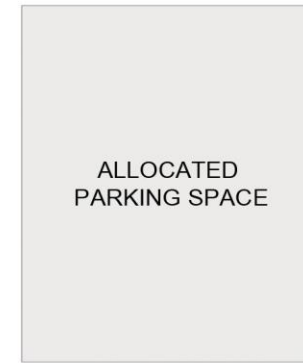


76 KENNINGHALL VIEW

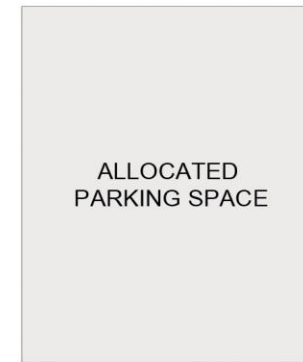
APPROXIMATE GROSS INTERNAL AREA = 56.6 SQ M / 609 SQ FT
(EXCLUDING ALLOCATED PARKING SPACE)



SECOND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.