







## Flat 17

2 Woodland Road • Norton Lees • S8 8PD

Offers in the Region Of £110,000

A well-presented one double bedroom second-floor apartment, ideally located in this popular residential area of Sheffield. The apartment benefits from an elevated position and a quiet setting, while remaining conveniently close to local amenities, public transport links, and green spaces. The property offers bright and well-proportioned accommodation, overlooking well-maintained communal green space with resident parking. Accessed via a secure communal entrance with stairs leading to the second floor, the apartment opens into a welcoming entrance hallway. The spacious living area enjoys a leafy outlook over communal gardens and benefits from two large windows, allowing plenty of natural light and ample space for both seating and dining. Folding doors lead through to a generous kitchen fitted with a range of units, integrated oven, electric hob, and space for freestanding appliances, with a pleasant rear outlook. The double bedroom is generously sized and features walk-in wardrobes and additional storage. The bathroom is fitted with a modern suite, including a bath with overhead rainfall shower. Woodland Road is conveniently located close to Meersbrook and Graves Park, Woodseats shopping parade with its range of bars, cafés, and restaurants, well-regarded schools, excellent public transport links, and easy access to Sheffield city centre.





- 2nd Floor Apartment in Norton Lees, S8
- Spacious Double Bedroom
- Light & Airy Accommodation
- Modern Bathroom
- Ideal for First-Time Buyers, Professionals & Investors

- Close to Meersbrook and Graves Park
- Communal Gardens & Resident Parking
- Service Charge £47.32 pcm
- Lease - 125 years from 24 June 1989
- Council Tax Band A



# FLAT 17, 2 WOODLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 47.3 SQ M / 509 SQ FT

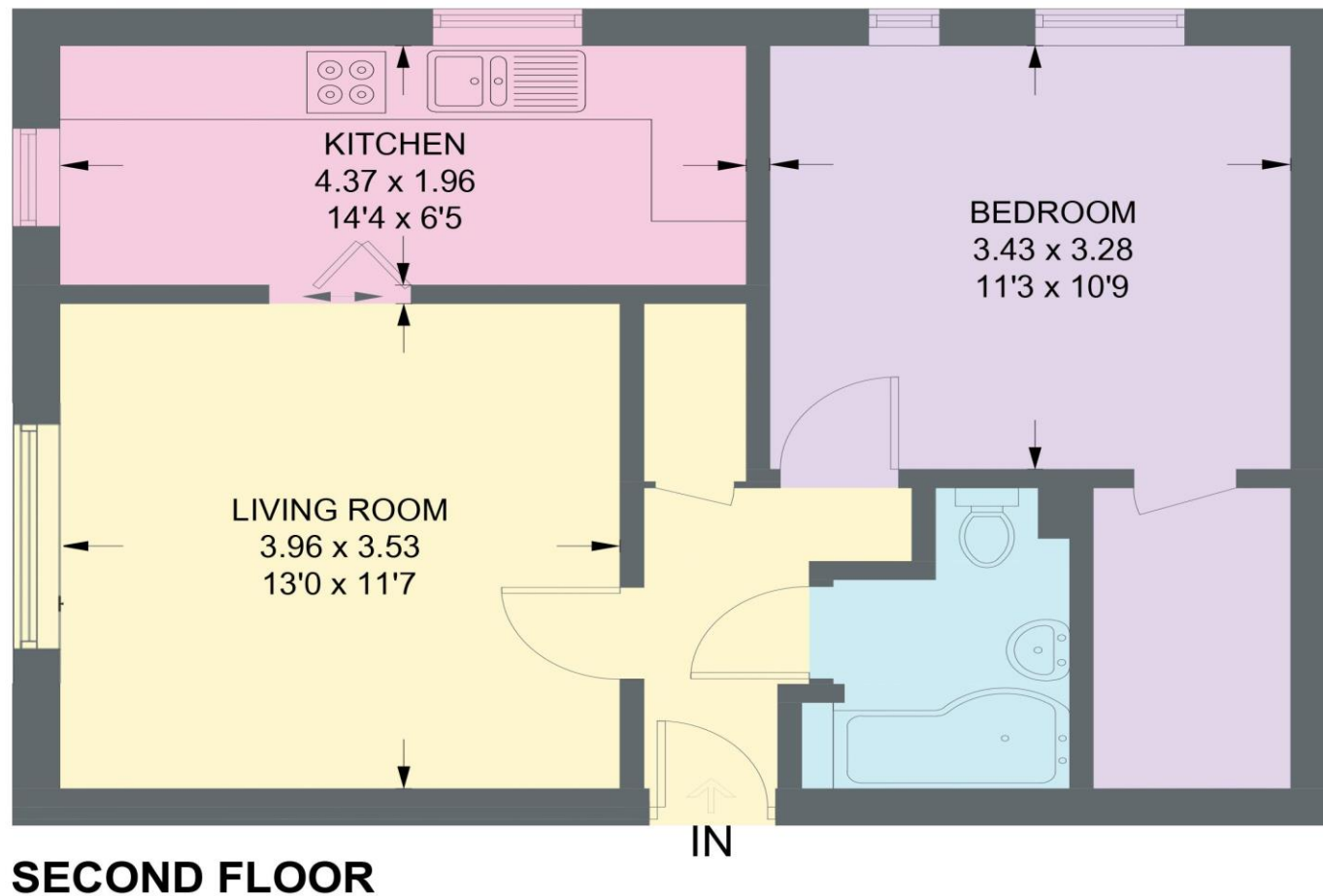


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.