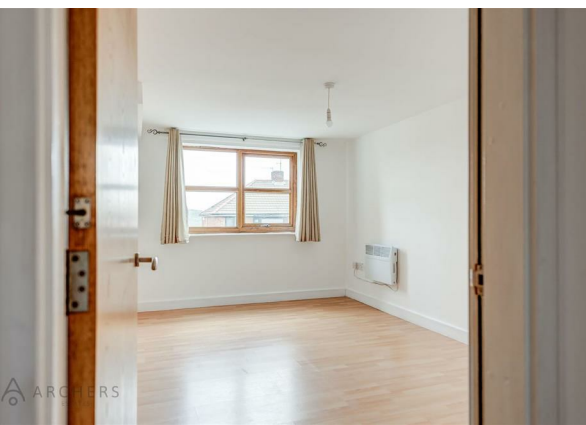
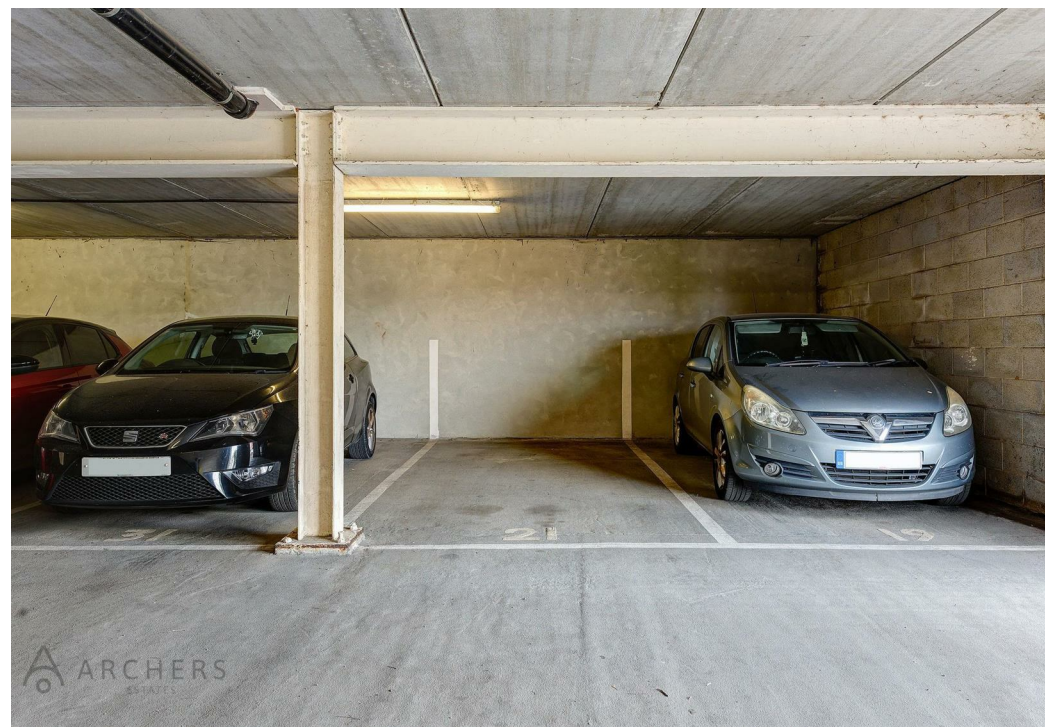


21 Woodview Court, Walkley Lane, Walkley, Sheffield, S6 2NX
£138,500

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£138,500

Council Tax Band: B

A spacious and well presented two double bedroom ground floor apartment which is ideal for first time buyers or landlords and includes an under croft parking space. Located between Walkley and Hillsborough, the property is ideally positioned close to a variety of shops, cafes and amenities and is well served by transport links including the Supertram network giving easy access to the universities, hospitals and the city centre. With double glazing and underfloor heating, the property in brief comprises; communal entrance lobby, entrance hallway, open plan living room with kitchen area, two double bedrooms and a bathroom. Outside, the building is surrounded by communal grounds and there is a covered parking area with an allocated space. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Council tax band B, leasehold tenure. 177 years remain on lease, service charge is £1202.52 pa, ground rent is £200pa.

Communal Entrance Lobby

Access to the building is gained through a secure door with intercom system which leads to the communal lobby area.

Entrance Hallway

A solid wood entrance door leads into the entrance hallway, which has laminate flooring and access to all rooms in the apartment.

Lounge/Kitchen

A spacious room which has a living and kitchen area. With fitted wall and base units providing ample storage space, a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with extractor above, an integrated electric oven and space for appliances including a fridge freezer, washing machine and dishwasher. With laminate flooring and a front facing upvc double glazed window.

Master Bedroom

A spacious double sized room which has laminate flooring and a front facing upvc double glazed window. There is also an additional wall mounted heater.

Bedroom Two

Another double sized room which has laminate flooring and a front facing upvc double glazed window.

Bathroom

Having a suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With tiled walls and flooring.

Covered Parking Area

A communal driveway leads to the covered parking area where there is an allocated space and another communal door leads to the communal entrance lobby.



Ground Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 65.4 sq. metres (704.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	