







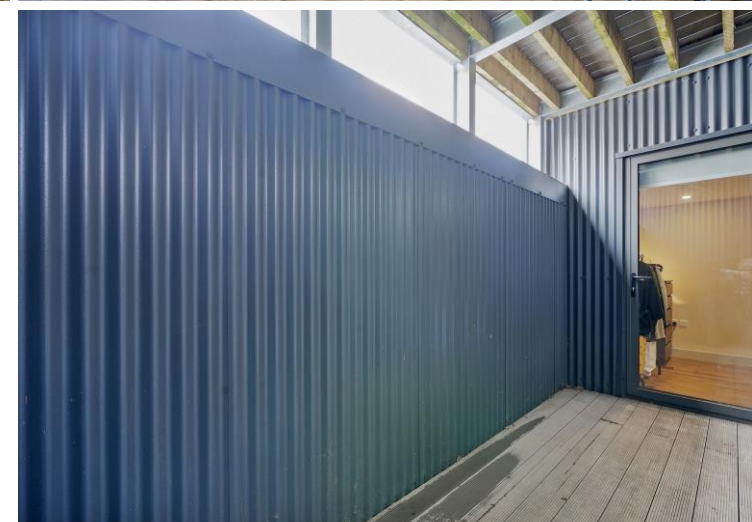
16 Centenary Works

59 Woodseats Road • Woodseats • S8 0PH

Guide Price £185,000 - £195,000

An excellent opportunity to acquire this stunning two double bedroom duplex apartment in Abbeydale, ideally positioned just off Woodseats Road. Offering open plan generous living accommodation, the property benefits from two private balconies and forms part of the sought-after Centenary Works development. The service charge is fully paid till December 2026. The accommodation begins with an inviting entrance hallway leading to two well-proportioned double bedrooms, both enjoying direct access to a private balcony. There is also a stylish modern bathroom and a useful utility/storage cupboard housing a washer/dryer which is included in the sale. A staircase leads to the impressive upper level, where you'll find a bright and airy open-plan living space. The vaulted ceiling enhances the sense of space, while the fully fitted kitchen features an island unit, integrated appliances, and ample storage. The kitchen flows seamlessly into the dining and living area, which also provides access to the second private balcony. This stunning property is ideally located for excellent facilities including pubs, bars, restaurants, shops, schools, Graves Park and excellent access to Sheffield, Chesterfield and the motorway network. Ideal for first-time buyers, downsizers, couples, or investors alike. Offered for sale with no onward chain. Early viewing is highly recommended.



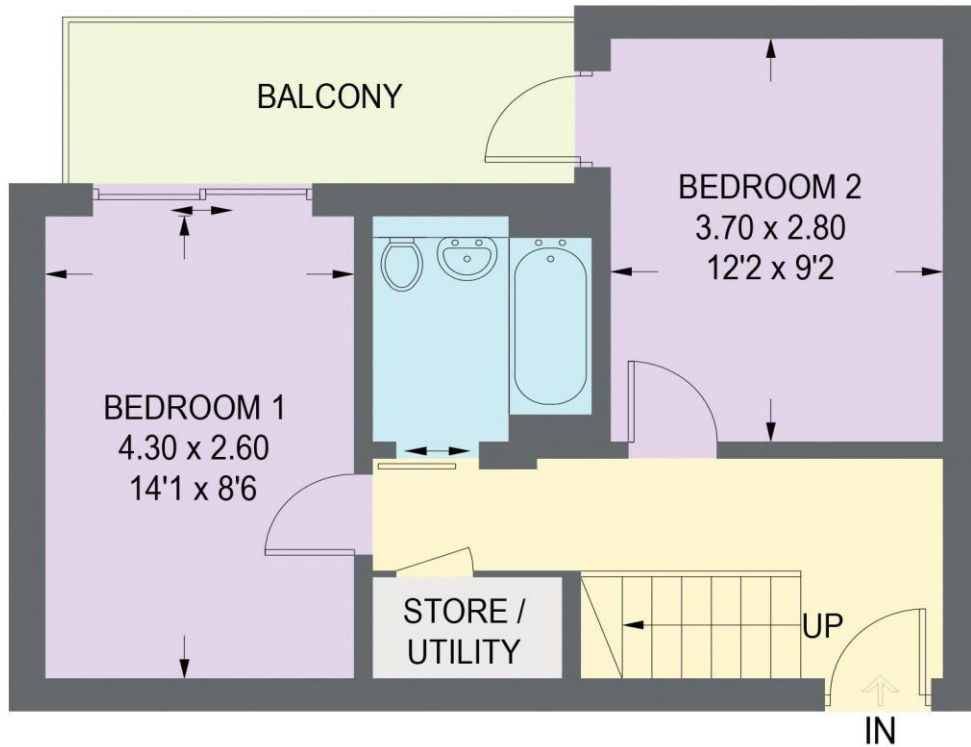


- Superb 2 Double Bedroom Duplex Apartment
- Fabulous Open Plan Living Area & Kitchen
- Built-In Kitchen Appliances & Washer Dryer
- Allocated Car Parking Space (Bay 4)
- Two Private Balconies
- Service Charge & Ground Rent Paid Till December 2026
- Vacant With No Chain
- EPC Rating E & Council Tax Band A
- Lease 300 years from 28/2/13
- Ground Rent £200pa - Service Charge £2,477.68pa



16 CENTENARY WORKS

APPROXIMATE GROSS INTERNAL AREA = 73.0 SQ M / 786 SQ FT



ENTRANCE FLOOR



FIRST FLOOR

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

(IDMRP2025)



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