



HUNTERS[®]
HERE TO GET *you* THERE

Apartment 7 Glenwood house, Glenwood Drive, S6 1SR

NO PARKING

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Asking Price £125,000

Hunters Hillsborough are delighted to present a warm welcome to Glenwood House, a charming one-bedroom ground floor flat located on Glenwood Drive in the desirable Wadsley Park Village Estate. This delightful apartment is perfect for those seeking a bright and welcoming home in a tranquil setting.

As you enter the property, you are greeted by a spacious entrance hallway that provides access to a convenient storage cupboard, ideal for keeping your living space tidy. The open plan lounge diner is a wonderful area for relaxation and entertaining, seamlessly connecting to a fully fitted kitchen that is both functional and stylish.

The superb master bedroom is notably larger than most, featuring its own storage cupboard, ensuring ample space for your belongings. The modern shower room is a highlight, equipped with both a rainfall and handheld shower, alongside a W/C and sink basin, providing a luxurious touch to your daily routine.

Situated on a private driveway, this flat benefits from allocated resident and visitor parking, making it easy for you and your guests to come and go. The development is well-maintained, featuring communal areas that are both inviting and secure, with an intercom entry system for added peace of mind.

Wadsley Park Village is not only a serene residential area but also offers a range of local amenities, including a park with playground facilities and a local doctor's surgery. Additionally, residents have convenient access to the Sheffield Supertram Network, making commuting and exploring the city effortless.

This property presents an excellent opportunity for first-time buyers or those looking to downsize, combining comfort, convenience, and a sense of community in one of Sheffield's most sought-after locations. Don't miss your chance to make this lovely flat your new home.

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Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

General Remarks

TENURE Leasehold with 102 years remaining at a cost of £309.77 with an annual service charge of £1,902.36.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

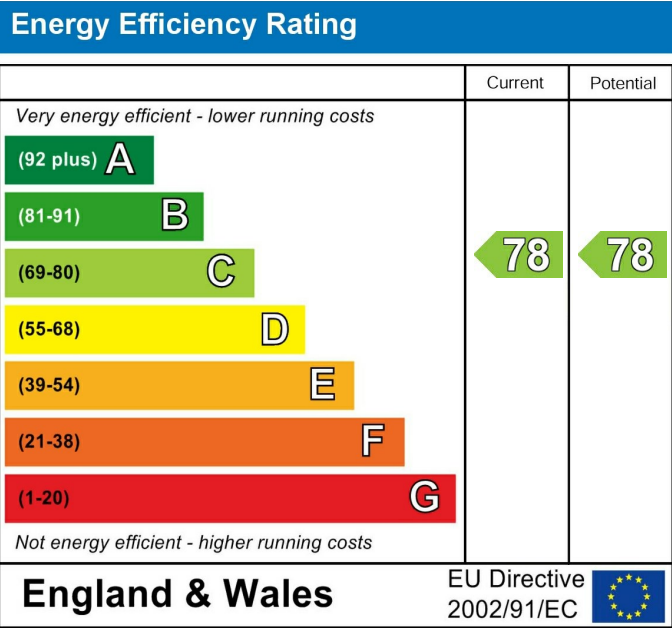
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







