

# Saxton Mee



**Kingswood Hall Wadsley Park Village Sheffield S6 1RN**  
**Guide Price £200,000**



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Sheffield S6 1RN

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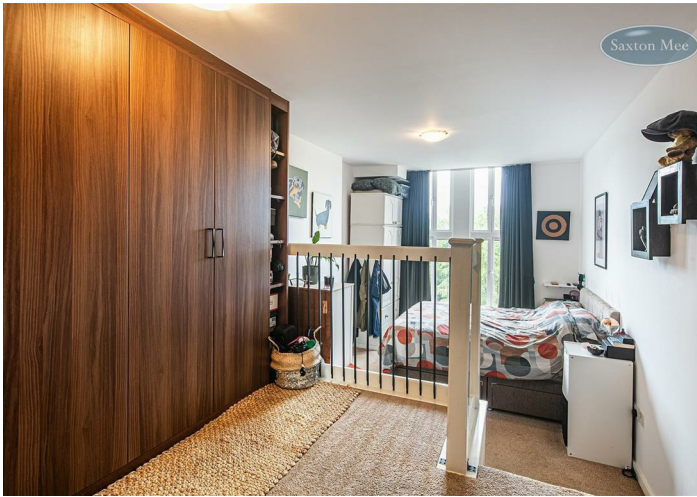
GUIDE PRICE £200,000-£210,000 Situated on the second floor within this stunning converted building is this spacious two double bedroom, two bathroom apartment which has been modernised including a new kitchen and bathroom. The property benefits from a large open plan living area, double glazing and electric heating. Kingswood Hall makes an immediate positive impression as you enter through a gated driveway, into manicured lawned grounds with allocated parking, visitor spaces and a bike store. From the communal reception you can gain access via a grand hallway with memorable photos highlighting the history of Kingswood Hall. Stairs and lift access lead to all levels.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a private door into the entrance hall with two useful storage cupboards, secure intercom telephone system and access to the kitchen, living room, two bedrooms and the bathroom. The kitchen has a range of units with a contrasting Oak worktop. Integrated appliances include an electric oven, fridge freezer, four ring hob with extractor above along with housing and plumbing for a washing machine and tumble dryer. The well proportioned living room has three large windows allowing lots of natural light to flow through the room, while the focal point of the room is the electric fire set in an attractive surround.

The principal double bedroom has brand new fitted wardrobes and the added advantage of an en suite shower room with new flooring. Double bedroom two. The shower room has a walk-in shower, WC and wash basin.

- SECOND FLOOR APARTMENT
- WELL PROPORTIONED LIVING ROOM
- BRAND NEW KITCHEN
- TWO DOUBLE BEDROOMS, THE PRINCIPAL WITH EN SUITE AND FITTED WARDROBES
- BRAND NEW SHOWER ROOM
- LIFT & STAIRS TO ALL LEVELS
- ALLOCATED PARKING SPACE & VISITOR PARKING
- WELL-KEPT COMMUNAL GROUNDS
- SUPERTRAM NETWORK
- AMENITIES & LOCAL SCHOOLS CLOSE-BY





**OUTSIDE**

The grounds surrounding Kingswood Hall are neat and well cared for with electric gate access into the development, and an allocated parking space for the property along with plenty of visitor parking.

**LOCATION**

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

**MATERIAL INFORMATION**

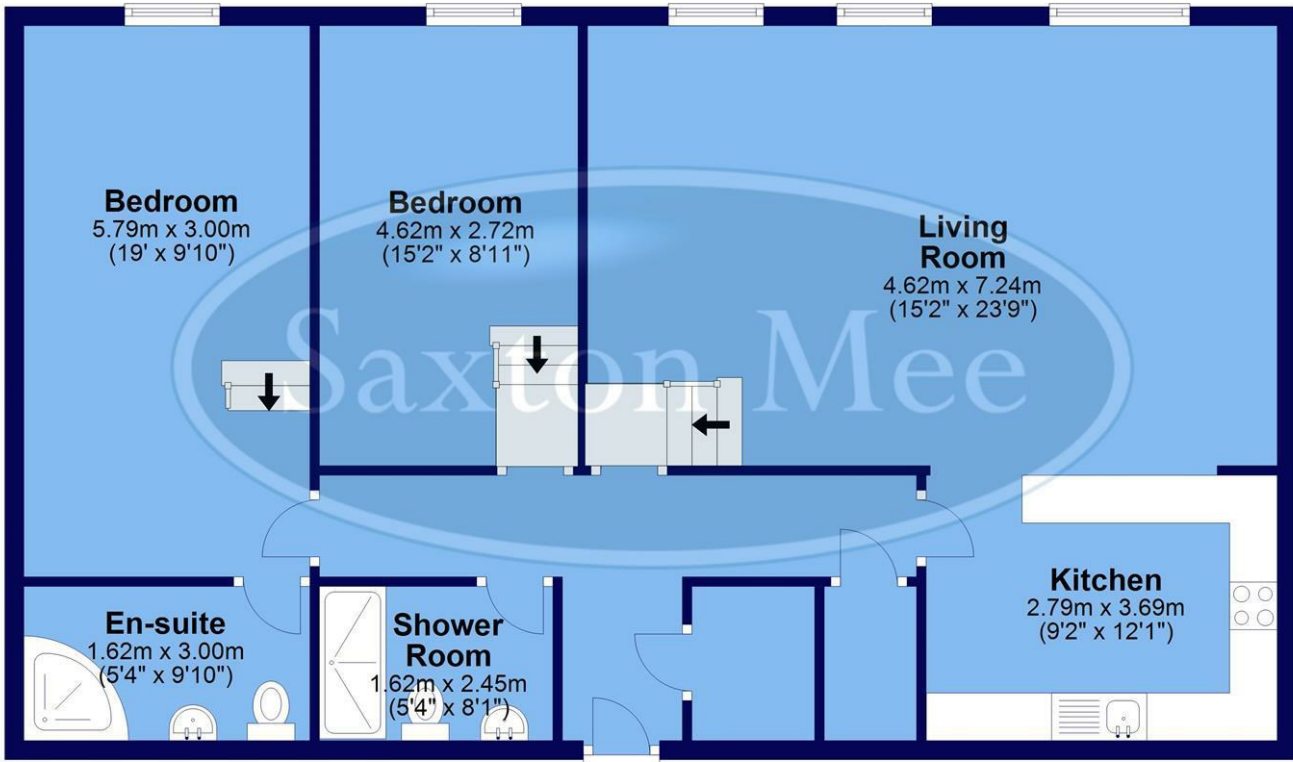
The property is Leasehold with a term of 999 years running from the 1st January 2003 (976 years remaining).  
The property is currently Council Tax Band C.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 98.9 sq. metres (1064.1 sq. feet)



Total area: approx. 98.9 sq. metres (1064.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		