







## 74 Longley Hall Way

Sheffield • South Yorkshire • S5 7EN

Asking Price £85,000

Situated in a popular residential area of Sheffield, close to the Northern General Hospital, this well-presented two/three-bedroom first-floor flat offers comfortable and modern living with excellent access to local amenities, transport links and schools, making it an ideal purchase for first-time buyers, families or investors. The accommodation briefly comprises a welcoming hallway with useful storage cupboard, leading through to a spacious dual-aspect open-plan living and dining area. Finished in soft neutral tones, this bright and airy space benefits from an abundance of natural light and access to a private balcony, providing a pleasant place to relax. The modern kitchen is fitted with a contemporary range of matching units, wood-effect worktops and tiled splashbacks, with space for appliances and a wall-mounted boiler. The property offers two good-sized bedrooms, along with a smaller third room which is ideal for use as a home office, dressing room or nursery. The bathroom is fitted with a white suite, including an overhead shower, and is fully tiled for ease of maintenance. Located in a popular residential area of Sheffield, Longley Hall Way offers excellent access to local amenities, schools and public transport. The Northern General Hospital and Sheffield city centre are within easy reach, while nearby parks and green spaces provide a pleasant environment for families and professionals alike.





- Attractive First Floor Apartment
- 2 Bedrooms & Occasional Room
- Modern Kitchen & Bathroom
- Private Balcony
- Great Local Amenities & Transport Links

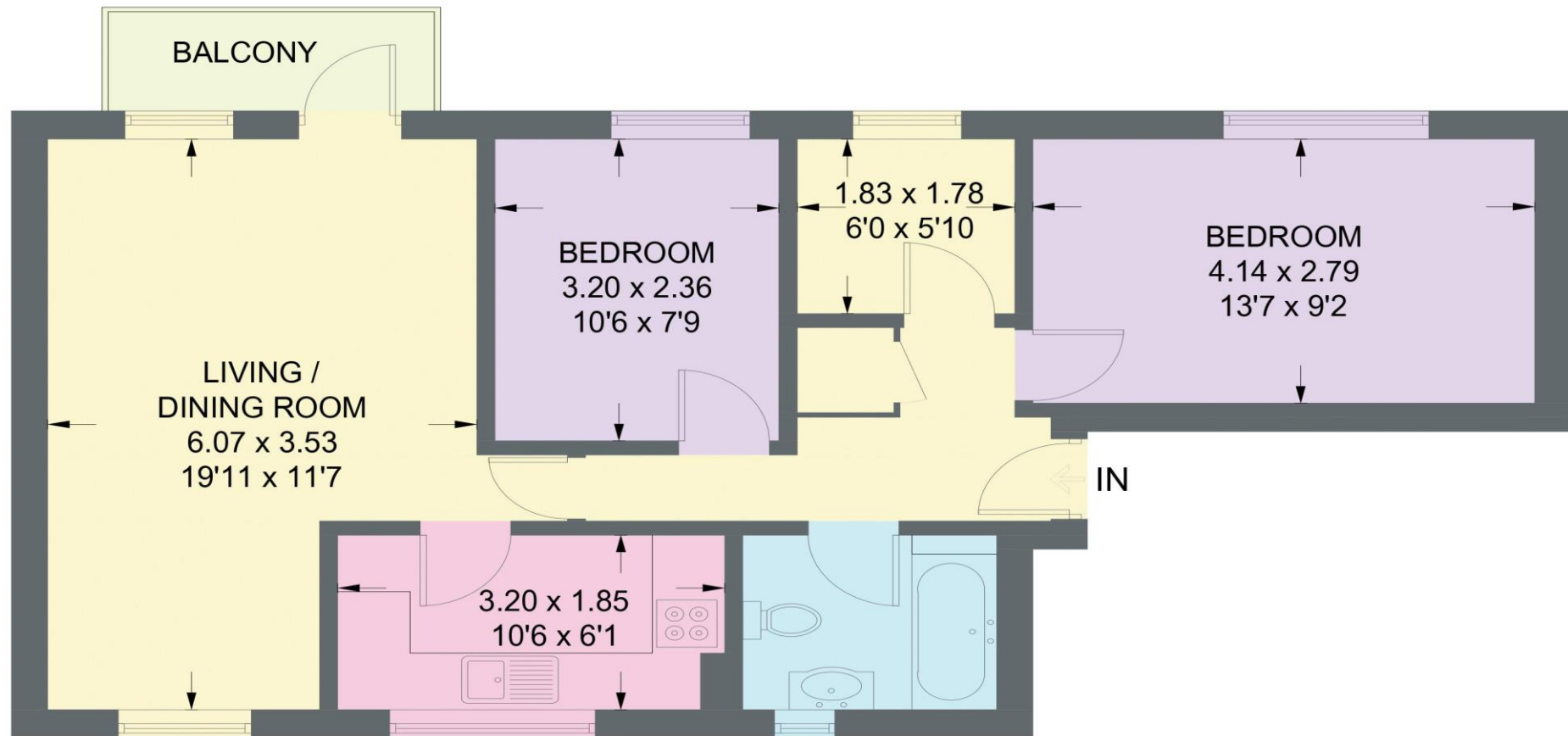
- Ideal for First-Time Buyers, Families or Investors
- Double Glazed & Gas Central Heating
- Close to the Northern General Hospital
- Service Charge - £298.03pa
- Council Tax Band A, EPC Rating D





# 74 LONGLEY HALL WAY

APPROXIMATE GROSS INTERNAL AREA = 60.8 SQ M / 654 SQ FT



## FIRST FLOOR

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.