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## Kinsey Road

High Green, Sheffield, S35 4HU

Guide Price £120,000 - £140,000



- 2 BED APARTMENT
- GENEROUS DIMENSIONS THROUGHOUT
- PLENTY OF FITTED STORAGE
- ALLOCATED PARKING
- GOOD COMMUTER LOCATION

- GROUND FLOOR
- MODERN FIXTURES AND FITTINGS
- COMMUNAL GARDENS
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

Tel: 0114 257 8999

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GUIDE PRICE £120,000 - £130,000. Nestled on Kinsey Road in the charming area of High Green, Sheffield, this delightful ground floor flat presents an excellent opportunity for first-time buyers or those seeking to downsize to a more manageable living space. Boasting its own private entrance, this two-bedroom property offers generous dimensions throughout, ensuring comfort and ease of living.

The heart of the home is a wonderful open-plan living area, designed to create a vibrant social space perfect for entertaining friends and family. The flat features two well-proportioned bedrooms, each equipped with fitted wardrobes, providing ample storage and a tidy living environment. The modern fixtures and fittings throughout the property enhance its appeal, making it a stylish yet practical choice.

Residents will appreciate the communal gardens, offering a pleasant outdoor space to relax and unwind. Additionally, the property includes allocated parking within a dedicated residents' car park, ensuring convenience for those with vehicles.

Location is key, and this flat does not disappoint. It is situated close to a variety of local amenities, making daily errands a breeze. Furthermore, with the M1 motorway just minutes away, residents enjoy excellent transport links to Sheffield, Barnsley, and Rotherham, making commuting and exploring effortless.

Briefly comprising entrance hall, living room, kitchen/diner, two bedrooms and shower room.

In summary, this two-bedroom ground floor flat on Kinsey Road is a fantastic opportunity for those looking for a modern, spacious, and conveniently located home. Whether you are starting your property journey or seeking a simpler lifestyle, this flat is definitely worth a visit. Book your viewing today!

## ENTRANCE PORCH

5'1 x 4'11 (1.55m x 1.50m)

Through a glazed uPVC door leads into your own, handy entrance porch, the perfect cloakroom space and perfect for those muddy wellies, comprising wall mounted radiator, front facing uPVC window, lighting, sockets and door leading into the living space.

## LIVING ROOM

15'3 x 10'10 (4.65m x 3.30m)

A impressive living room, opening out into the kitchen/diner, creating a great social space, boasting an electric coal effect fireplace giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, telephone point, inset spotlights and wall mounted radiator.

## KITCHEN/DINER

15'1 x 12'0 (4.60m x 3.66m)

A generously sized kitchen/diner offering an array of light wood wall and base units providing plenty of storage space, contrasting black mottled effect work surfaces, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel gas hob, integrated electric oven, stainless steel chimney style extractor above, integrated dishwasher, under counter space and plumbing for washing machine and dryer, space for tall fridge/freezer, A tall cupboard houses a wall mounted combi boiler, inset spotlights, wall mounted radiator and uPVC French doors with Juliet gate balcony giving direct access to the car park and over looking the communal gardens.

## BEDROOM 1

11'11 x 9'6 (3.63m x 2.90m)

A good sized double bedroom hosting a large fitted wardrobe, also comprising front facing uPVC window, wall mounted radiator, telephone point and aerial point.

## BEDROOM 2

9'6 x 8'4 (2.90m x 2.54m)

A further good sized single bedroom hosting fitted wardrobes, wall mounted radiator and rear facing uPVC window.

## BATHROOM

6'5 x 6'2 (1.96m x 1.88m)

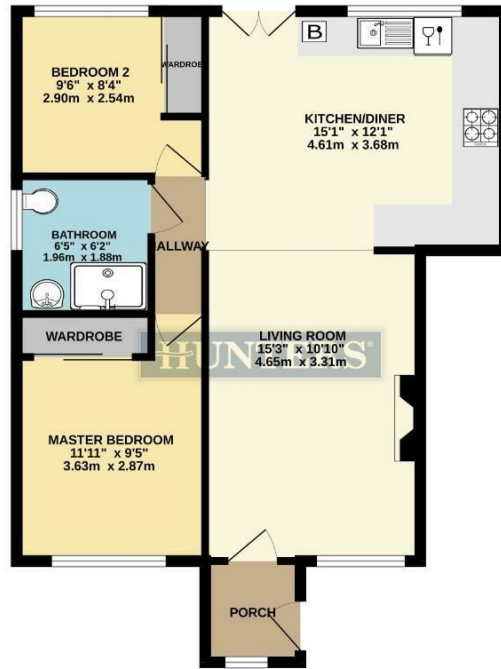
A contemporary shower room, fully tiled in fresh white, comprising large shower cubicle with electric shower, white pedestal sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, spotlights and frosted uPVC window.

## EXTERIOR

The front of the property boasts great kerb appeal with stone walling and wrought iron fencing adding to the privacy. To the rear of the property is an extensive, well kept lawn area, always nice to have communal gardens you can sit out in in the summer months. There is a large car park to the back of the block which hosts an allocated car parking space for this apartment and the bin/recycling stores.

# Floorplan

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



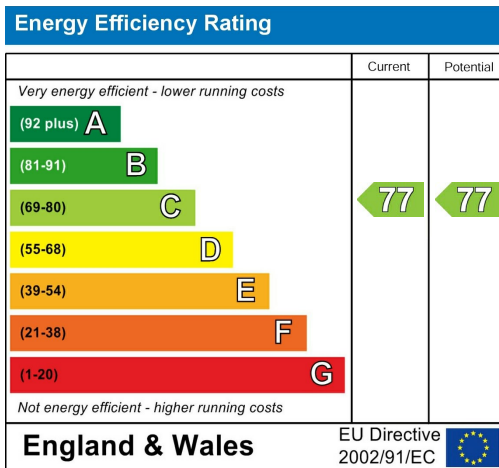
TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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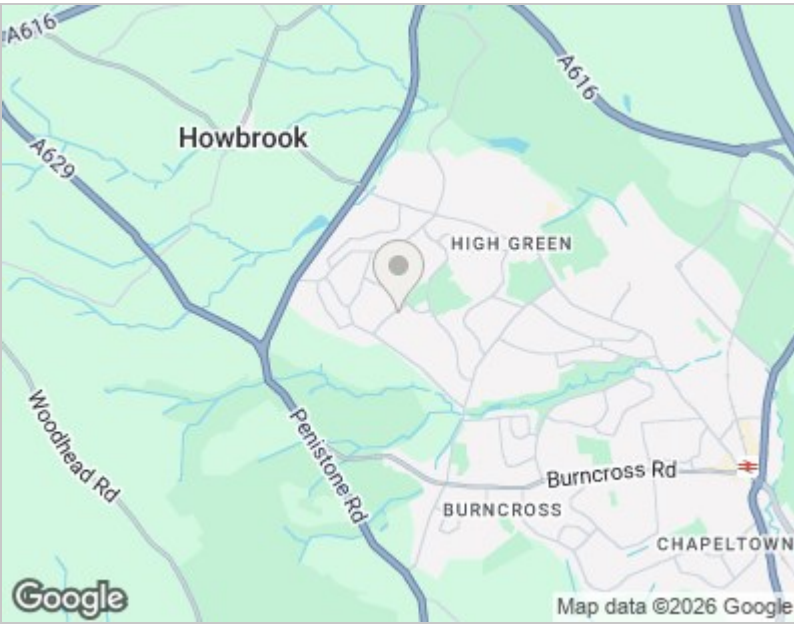
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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