



9 Hutcliffe Wood View, Sheffield, S8 0DY

Saxton Mee



# 9 Hutcliffe Wood View

Price Guide

## £135,000

Guide price £135,000 - £145,000

Forming part of this purpose built block of similar apartments is this excellent double bedroomed first floor flat which is a perfect retirement opportunity for the over 65's.

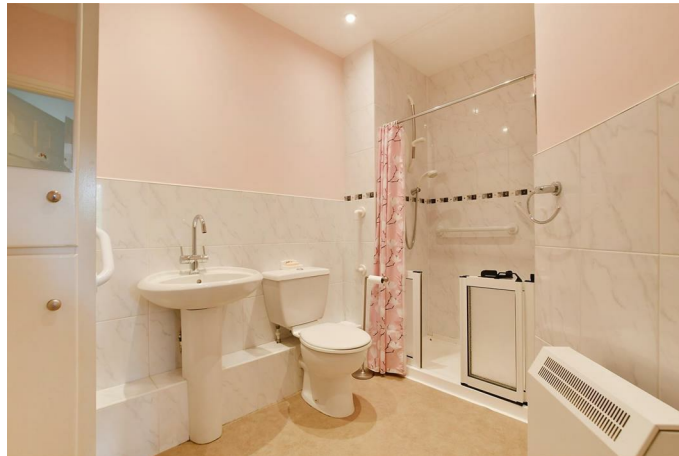
Enviably located set back from the main thoroughfare yet close to nearby shops and regular bus service, the property is offered for sale with vacant possession and no upward chain. The apartment is favourably located on one of the sought after end positions with windows to the gable offering additional natural light.

Approached via a communal entrance hall with stairs and lift the property has electric heating, uPVC double glazing, and briefly comprises: private hallway, open plan living/dining kitchen area with a good range of units and integrated appliance together with Juliette balcony, double bedroom and shower room.

Gated secure entrance with there being off road parking.



- Over 65's retirement development
- Envidable position with ample natural light
- Parking
- Open plan living/dining kitchen
- One double bedroom
- Shower room
- Close to local shops and regular bus service
- EPC: C
- Leasehold - Annual service charge £1,600 - Ground rent £100 per annum (subject to qualification)
- Council Tax Band: B





## 9 HUTCLIFFE WOOD VIEW

APPROXIMATE GROSS INTERNAL AREA = 44.1 SQ M / 475 SQ FT

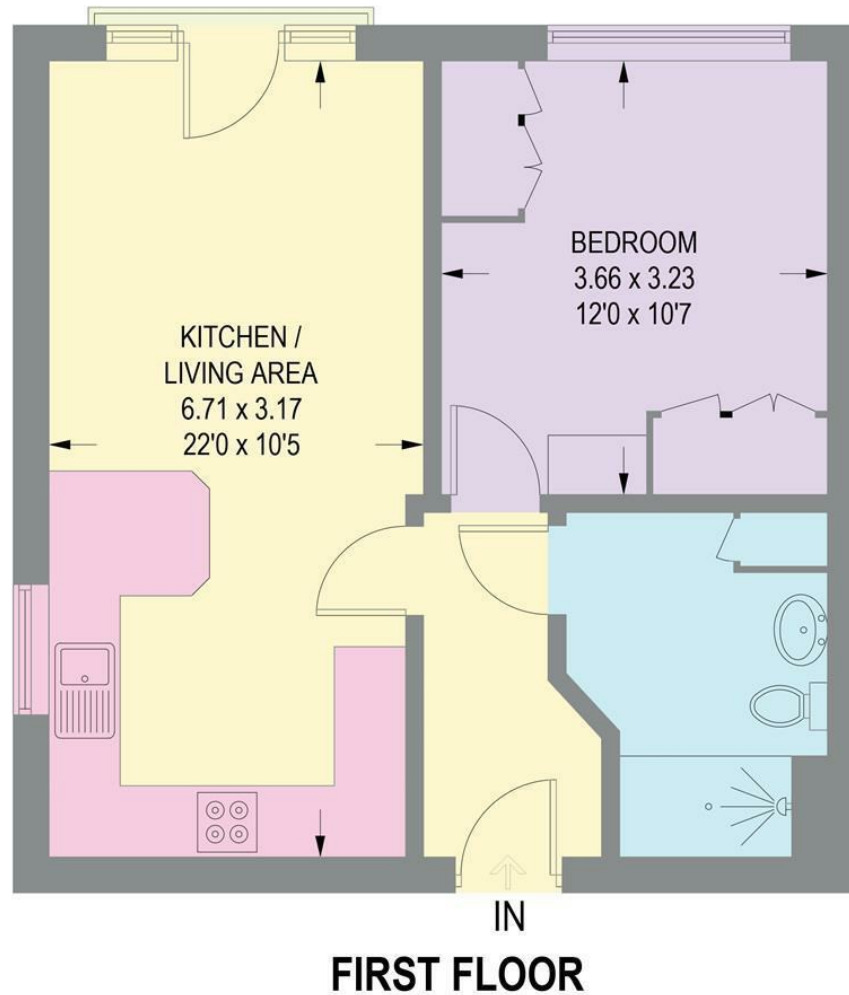


Illustration for identification purposes only, measurements are approximate, not to scale.

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Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

