

Saxton Mee



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SOLD
subject to contract
Residential



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Kingswood Hall Wadsley Park Village Sheffield S6 1RF
Offers Around £180,000



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**** SECOND FLOOR DUPLEX APARTMENT **** Occupying a prime position within this stunning converted building is this exceptional two bedroom duplex apartment which benefits from a large open plan living area, uPVC 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. This apartment can be accessed from the second floor and the well presented living accommodation briefly comprises a private door opens into the entrance hall with a WC and storage room. Access into the fabulous open plan lounge/diner and kitchen. The lounge has two Juliet balconies, perfect for enjoying the views over the communal grounds as well as allowing lots of natural light. The is ample space for a dining table and chairs. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, dishwasher, fridge and freezer along-with housing and plumbing for a washing machine. There is a breakfast bar with seating. From the entrance hall, a staircase rises to the first floor landing with access into the two bedroom and the bathroom. The master bedroom is a fantastic size and benefits from a row of fitted wardrobes with sliding doors along-with access to two Juliet balconies, again enjoying the attractive outlook and allowing natural light. Mezzanine bedroom two overlooks the lounge and dining area. The bathroom comes with a four piece suite complete with underfloor heating, large bath, walk-in shower, WC and wash basin.

- SECOND/THIRD FLOOR APARTMENT
- DUPLEX WITH TWO GENEROUS BEDROOMS
- MODERN ELECTRIC HEATING
- OPEN PLAN LIVING
- FOUR PIECE SUITE BATHROOM
- ABUNDANCE OF NATURAL LIGHT
- EXCELLENT TRANSPORT LINKS





OUTSIDE

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.

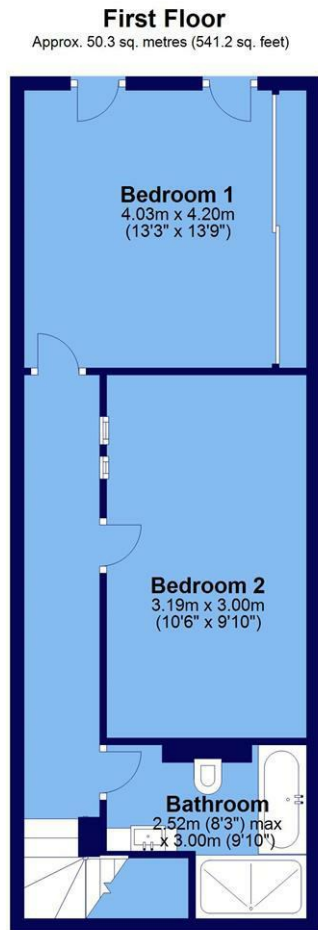
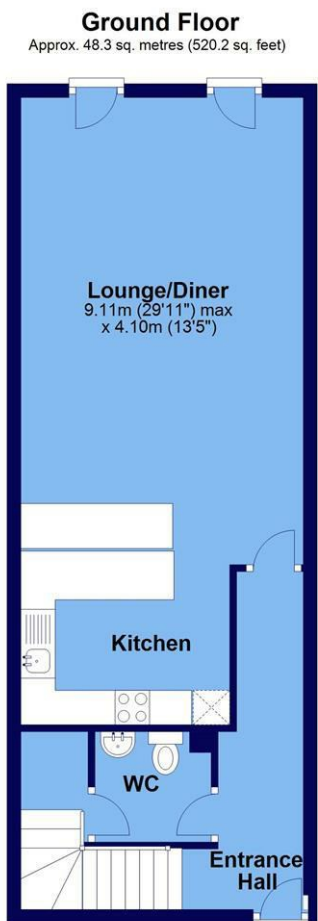
MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 1st January 2003.
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.



Total area: approx. 98.6 sq. metres (1061.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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

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