

6 Bingham Court, Riverdale Park Graham Road, Ranmoor, Sheffield, S10 3DZ
£375,000



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Council Tax Band: E

A stylish, larger than average three double bedroom, two bathroom first floor apartment which has a larger than average balcony enjoying stunning views towards Bingham Park! Perfect for downsizers, families or first time buyers, the property is set within this popular development and also has communal parking and an allocated garage. Situated within close proximity to a wealth of shops, cafes and amenities in Nethergreen and benefitting from easy access to Endcliffe and Bingham Parks, the property could not be better suited for the buyer and there are also bus routes giving access to the Universities, Hospitals and the City Centre. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, spacious living room with direct access to the balcony which overlooks Bingham Park and beyond, breakfast kitchen with island unit and high quality fittings, a master bedroom with access to the en-suite shower room, two further bedrooms, a shower room and a separate w.c. On the communal staircase there is a storage room with plumbing and space for a washing machine. Outside, there are communal parking bays, an allocated garage offering excellent storage options and well manicured communal gardens. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Leasehold tenure, 300 year lease from 1972. Ground rent is £62 per annum, the service charge is £1,645.93 every 6 months, the current reserve fund is £1,202.41 every 6 months. Council tax band E.

Entrance Hallway

Access to the property is gained through a side facing solid oak entrance door which leads directly into the hallway, which is larger than average and has oak flooring and a radiator.

Living Room

A bright and airy living room which enjoys space in abundance and has stunning views! Having ample space for soft furnishings and a dining table and chairs,. this large reception room has rear facing sliding upvc double glazed doors which lead to the balcony, two radiators and a door leading to the breakfast kitchen.

Balcony

A good sized balcony which is located off the living room and continues in front of the master bedroom two. Having cast iron balustrades, ample space for seating furniture and superb views towards Bingham Park, ideal for al-fresco dining!

Breakfast Kitchen

A modern and tastefully designed breakfast kitchen which has high quality fitted wall and base units and an island with breakfast bar and integrated wine cooler beneath. Having a laminated worksurface with a composite one and a half sink and drainer unit, there is space for a range cooker, american fridge freezer, a dishwasher and a microwave. With a front facing upvc double glazed window, radiator and low level lighting.

Master Bedroom

A good sized master bedroom which has a rear facing upvc double glazed window overlooking the balcony and towards Bingham Park, a radiator and ample space for furniture. Double doors lead to the en-suite shower room/dressing room.

En-Suite Shower Room/Dressing Room

A spacious en-suite which is also used as a dressing and could even be altered to create another bedroom if desired. Having a suite comprising of a double shower enclosure, pedestal wash basin and a low flush wc. With fitted wardrobes, a side facing upvc double glazed window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a front facing upvc double glazed window, a radiator and ample space for furniture.

Bedroom Three

A double sized bedroom which could also be used as an office if required. Having a side facing upvc double glazed window and a radiator.

Shower Room

Located off the hallway, having a modern styled suite comprising of a corner shower enclosure, vanity wash basin with storage space beneath and a low flush wc. With a

chrome towel radiator, partially tiled walls and an extractor fan.

Separate WC

Having a low flush wc and a pedestal wash basin.

Store Room

Located on the communal staircase, this room offers excellent storage options.

Garage

A useful addition to the home, having an up and over door and providing further storage options.

Outside

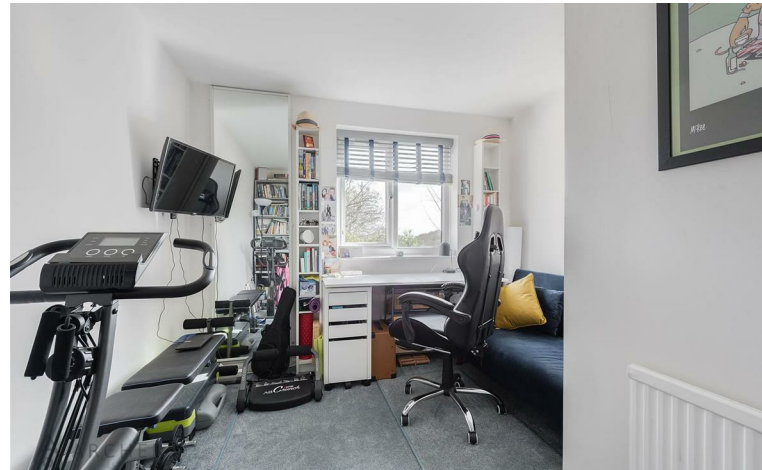
The development is set within leafy communal grounds. Accessed from Riverdale Park, there are communal parking bays, access to the garage and well manicured communal lawns. There are also communal laundry rooms if required.

Notes Regarding the Development

Please note the roofs were newly installed within the development in 2023. The balcony of this property was refitted to a high specification in 2019, with further balconies in the development to be improved in the near future.

Access to the Building

Access to the development is gained via Riverdale Avenue



Floor Plan

Approx. 129.4 sq. metres (1392.9 sq. feet)



Total area: approx. 146.2 sq. metres (1574.1 sq. feet)

Outbuilding

Approx. 3.7 sq. metres (40.2 sq. feet)



Outbuilding

Approx. 13.1 sq. metres (141.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(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	