



Hallwood Rise, Chapeltown, S35

Asking Price £145,000

- NO CHAIN
- ALLOCATED PARKING
- LEASEHOLD - 182 YEARS REMAINING
- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- POPULAR AREA - CLOSE TO GOOD LOCAL AMENITIES
- COUNCIL TAX BAND B - £1,788.28
- WELL MAINTAINED COMMUNAL AREAS
- THE SERVICE CHARGE IS £840 PER ANNUM

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**** NO CHAIN ** TWO BEDROOM FIRST FLOOR APARTMENT **** United Homes are welcoming to the market this lovely first floor two bed apartment. Located in the popular area of Burncross, with excellent transport and motorway links close by. The property briefly comprises of; Communal entrance; Two flights of stairs to the first floor landing; The apartments entrance hallway; Lounge with Juliette balcony; Kitchen dining room; Two bedrooms; Family bathroom; Allocated parking space; Maintained gardens and outside space.



Council Tax Band: B



COMMUNAL ENTRANCE

The communal areas, both inside and out, are well maintained by the management company with regular upkeep. Access is obtained through a part glazed entrance door into the communal entrance; Two flights of carpeted stairs take you to the first floor landing; uPVC double glazed window to the front elevation; A solid door leads you into the apartments entrance porch;

ENTRANCE PORCH

The apartments entrance door opens to the entrance porch, with; Ceiling light point; Carpet flooring; Solid door into the hallway;

HALLWAY

Comprising of; Solid door access to both bedrooms, lounge, kitchen dining room, family bathroom and the storage cupboard; Carpet flooring; Ceiling light; Central heating radiator; Wall mounted telephone intercom access to allow entrance to visitors at the main door;

LOUNGE

This great space has; Double glazed juliette balcony to the front elevation providing lots of natural light; uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light point; Central heating radiator;

KITCHEN DINING ROOM

Having; Cream wall, base and drawer units with black roll top work surfaces; Single sink and drainer with mixer tap; uPVC double glazed window to the front elevation; Integrated oven and four ring gas hob, with extractor hood above; Integrated under unit fridge and freezer; Space and plumbing for a washing machine; Tiled effect flooring; Ceiling light points; Central heating radiator;

BEDROOM ONE

The spacious primary bedroom has; uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Bedroom two has; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Family bathroom, with; WC; Pedestal wash basin; Panelled bath with wall mounted shower and side screen door; uPVC double glazed obscure window to the rear elevation; Laminate tile effect flooring; Central heating radiator; White tiled walls; Extractor fan; Ceiling light point;

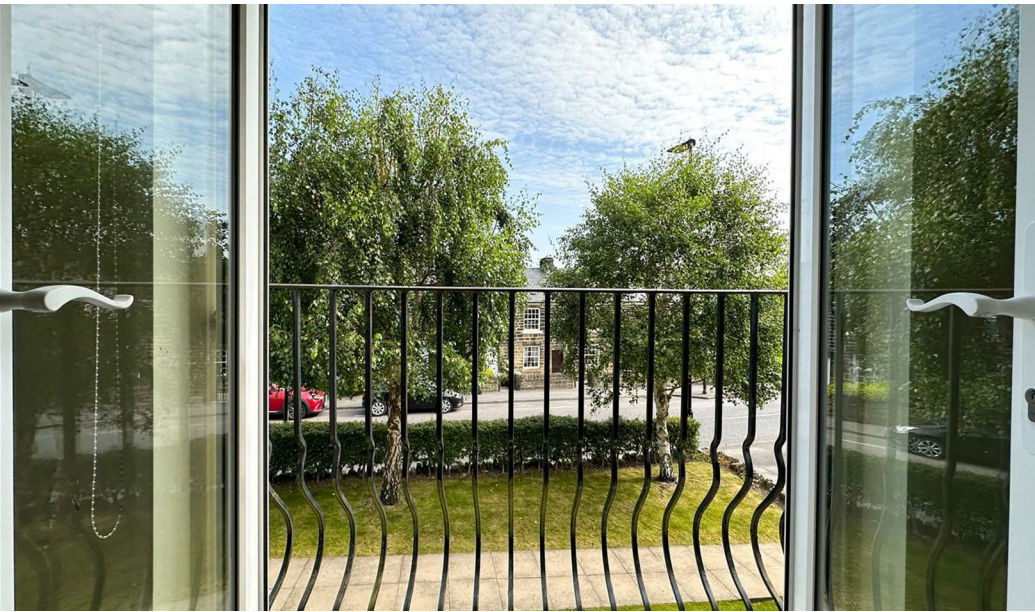
OUTSIDE

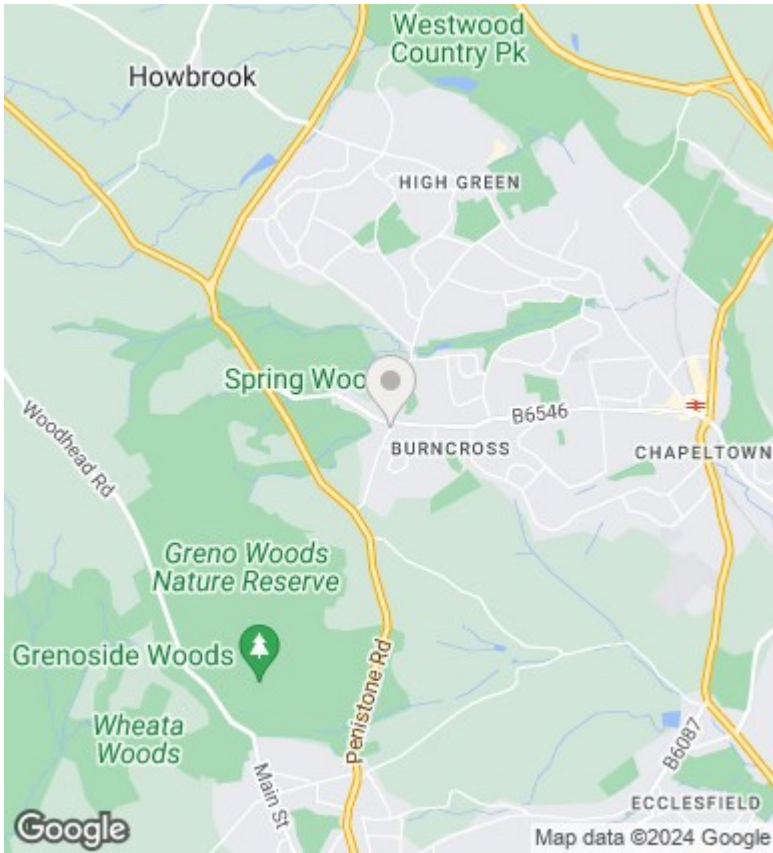
Well maintained communal areas, with off road allocated parking to the rear;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

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