



## Middlewood Drive East, Sheffield

Asking Price £165,000

- NO CHAIN
- SOUGHT AFTER WADSLEY PARK VILLAGE LOCATION
- GENEROUS SIZE LIVING SPACE
- GROUND RENT - £100 PA
- VIEWING ESSENTIAL
- CLOSE TO EXCELLENT TRANSPORT LINKS
- ALLOCATED PARKING
- SPACIOUS TWO DOUBLE BEDROOM APARTMENT
- ELEVATED VIEWS
- SERVICE CHARGE - £1310.92 PA



# Middlewood Drive East, Sheffield

**\*\* VIEWING ESSENTIAL \*\* NO CHAIN \*\*** United Homes are delighted to bring to the Sales market this beautifully presented first floor two bedroom apartment. Located in an elevated position in the sought after Wadsley Park Village development. Conveniently situated within walking distance to the Middlewood Tram terminus leading on to Hillsborough, The City Centre, Meadowhall, Hospitals and Universities. The property briefly comprises of; Main entrance door to the communal staircase; Stairs leading to the apartment entrance door; Entrance hallway; Spacious living room with Juliet balcony; Kitchen dining room; Two double bedrooms; Spacious family bathroom. Maintained communal areas and gardens; Allocated off-road parking space and visitor spaces;



Council Tax Band: B



### **COMMUNAL ENTRANCE HALLWAY**

The part glazed communal entrance door opens into the hallway, with; Intercom access to all properties; Carpet flooring and stairs; This area is well maintained by the management company including painting and regular cleaning;

### **HALLWAY**

The apartment hallway has; Wall mounted telephone access intercom; Recessed ceiling spotlight; Central heating radiator; Ceiling light point; Solid doors to the lounge, kitchen dining room, the two double bedrooms, the family bathroom and a storage cupboard;

### **LOUNGE**

16'00 x 15'07

This generous size lounge has excellent natural light provided via the large uPVC double glazed bay window and further double patio doors, opening to the Juliet balcony; This tranquil living space also features; Wood effect flooring; Central heating radiator; Wall and ceiling light points;

### **KITCHEN DINING ROOM**

11'10 x 9'01

The kitchen has; White wall, base and drawer units with wood effect worktops; Integrated dishwasher, washing machine, fridge freezer, electric oven, four ring gas hob and extractor fan above; One and a half sink and drainer with mixer tap; Part tiled walls; Tiled flooring; Central heating radiator; uPVC double glazed window to elevated views; Recessed ceiling spotlights; Space for dining table and chairs; Wall mounted boiler;

### **BEDROOM ONE**

12'06 x 10'02

The spacious primary bedroom has; Wood effect flooring; Central heating radiator; uPVC double glazed window; Fitted wardrobe storage; Ceiling light point;

### **BEDROOM TWO**

13'05 x 9'03

A further double bedroom with; Wood effect flooring; uPVC double glazed window; Central heating radiator; Ceiling light point;

### **FAMILY BATHROOM**

8'03 x 8'00

This lovely family bathroom is a great size and features; White panelled bath; A separate shower cubicle with wall mounted shower and screen door; W.C; Pedestal wash basin and mixer tap; uPVC double glazed obscure window; Recessed ceiling spotlight; Central heating radiator; Extractor fan; Tiling to the walls and flooring;

### **PARKING**

The property has one allocated parking space, with communal visitor parking spaces available;

### **COMMUNAL GARDEN**

Having well maintained communal areas within the apartment building and also in the surrounding grounds;

### **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.







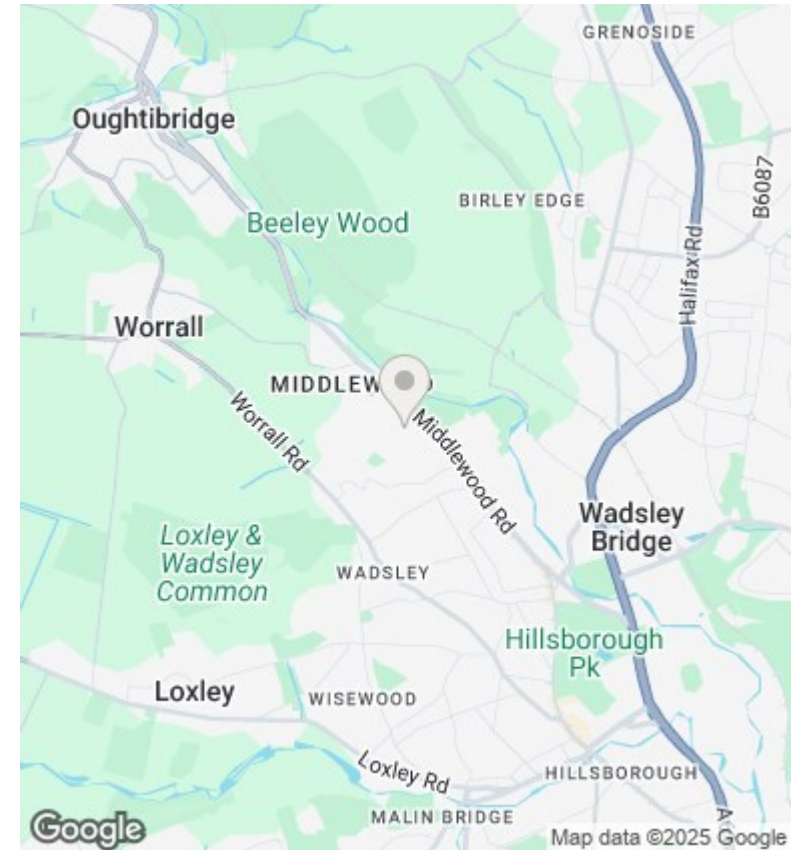
## Directions

## 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) <b>A</b>		
(81-91) <b>B</b>	80	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 