



18 Middlewood Lodge, 1 Middlewood Rise, Sheffield, S6 1UR

£995 Per Calendar Month

- SPACIOUS FIRST FLOOR APARTMENT
- FANTASTIC OPEN PLAN LIVING AREA WITH MODERN KITCHEN
- EXCELLENT LOCATION
- ALLOCATED PARKING WITH PRIVATED GATED ACCESS
- BOND - £1148
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- EN-SUITE SHOWER AND FAMILY BATHROOM
- BEAUTIFULLY MAINTAINED GROUNDS AND COMMUNAL AREAS
- RENT - £995
- COUNCIL TAX BAND B - £1,681.01

18 Middlewood Lodge, Sheffield S6 1UR

United Homes are delighted to bring to the lettings market this impressive two bedroomed first floor apartment. Ideally situated within Wadsley Park Village close to the Middlewood tram terminus. With links leading to hospitals, universities, the city centre and beyond. A sought after location with good local amenities on hand. A sweeping driveway surrounded by woodland and parks leads to the gated entrance and beautifully maintained private grounds. This spacious home benefits from and briefly compromises of; Well maintained communal entrance; Entrance hallway with large storage cupboard; Open plan lounge with modern kitchen/diner; Two good sized double bedrooms with built in wardrobes; EnSuite shower and family bathroom;



Council Tax Band: B



COMMUNAL ENTRANCE

Well maintained communal areas; Accessed via code or fob key; Carpeted stairs accessing first floor;

ENTRANCE HALL

This well presented two bedroom apartment is entered via solid door into the entrance hall; Having; Wooden flooring; Central heating radiator; Painted walls; Storage cupboard with wall mounted boiler and space and plumbing for a washer/dryer; Solid doors to all rooms;

OPEN PLAN LOUNGE KITCHEN/DINER

Lounge

Large lounge; Having; Wooden floors; Three uPVC double glazed windows; Two central heating radiators; Painted walls;

Kitchen/Diner

Modern wooden and white sleek kitchen base and drawer units and shelving; Stainless steel sink, drainer with mixer tap; Filtered water tap; Sleek black and wooden splashback; Integrated single combi oven and microwave; Four ring induction hob with extractor fan above; Integrated dishwasher; Integrated fridge/freezer; Wooden breakfast bar; Spot lights;

BEDROOM ONE

Spacious double bedroom; Comprising of; Useful built in wardrobes; uPVC double glazed window; Central heating radiator; Carpet flooring; Painted walls; Ceiling light point; Open archway accessing En-suite shower;

EN-SUITE SHOWER

Fully tiled En-suite; With; Large shower; Pedestal sink; Wall mounted storage cupboard; Wall mounted heated towel rack; Spot lights; Extractor fan;

BEDROOM TWO

Another good sized double bedroom; Having; Useful built in wardrobes; uPVC double glazed window; Central heating radiator; Carpet flooring; Painted walls; Ceiling light point;

FAMILY BATHROOM

Fully tiled bathroom; Comprising of; Bath with over head shower, Pedestal wc and wash basin; Wall mounted storage cupboard; Wall mounted heated towel rack; Spot lights; Extractor fan;

OUTSIDE

Private sweeping driveway surrounded by parks and woodland; Leading to the secure electric gates; Beautifully maintained grounds including large laid lawn, turning circle and car park; Providing; One designated parking spot with visitor parking; Secure communal bicycle storage;







Directions

Viewings

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

EPC Rating:

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	