



43 Queenswood Road, Wadsley Park Village, Sheffield, South Yorkshire, S6 1RR £995 PCM

- MULTI LEVEL PENTHOUSE
- THREE BEDROOMS
- OPEN PLAN LIVING
- BRADFIELD CATCHMENT
- BOND - £1148
- DECEPTIVELY SPACIOUS
- WELL PRESENTED THROUGHOUT
- GREAT LOCATION
- RENT - £995
- COUNCIL TAX BAND C - £2,119.18

43 Queenswood Road, Sheffield S6 1RR

United homes are pleased to bring to the rental market this modern 3 bedroom duplex penthouse apartment in an exclusive block of 4. Viewing is essential to appreciate this spacious accommodation throughout.

The accommodation briefly comprises Entrance Hall, Three Bedrooms (Master having an en-suite shower room) Bathroom with three piece white suite, open plan living area with uPVC French doors and Juliet balcony, kitchen area with integrated oven, hob and extractor. The apartment isn't overlooked and almost exclusively looks out to trees & communal gardens.

Located towards the Borders of both Wadsley and Worrall near to a vast panorama of open countryside as well as the Hillsborough Golf course and catchment for Bradfield and Loxley primary schools.



Council Tax Band: C



COMMUNAL ENTRANCE HALLWAY

Communal entrance hallway is approached through a panelled entrance door for all 4 exclusive apartments, there is the intercom facility providing security to the complex.

ENTRANCE HALL

This most inviting private entrance hallway is approached through a panelled entrance door, having a staircase rising to the first floor accommodation with a useful storage area beneath, electric heater, karndeem flooring and there is the intercom facility providing security to the complex.

EN-SUITE SHOWER ROOM

A three piece suite comprising of a walk-in shower cubicle with a fitted shower, pedestal wash hand basin, low-level W/c, tiled walls, a opaque double glazed window and electric heater.

BEDROOM ONE

15'11" x 9'0"

An excellent and most well presented master bedroom having two front facing upvc double glazed windows and electric heater and power sockets, providing far reaching and panoramic views out over Wadsley Park Village and beyond towards distant countryside.

BEDROOM TWO

12'1" x 10'5"

A further good sized bedroom having a rear facing upvc double glazed window, a electric heating, power sockets, tv ariel & karndeem flooring.

BEDROOM THREE

9'5" x 6'9"

Having a rear facing upvc double glazed window and a electric heating radiator, power sockets & phone line. Creating an excellent third bedroom or otherwise ideal for a study or office.

BATHROOM

The family bathroom comprises a white suite with panelled bath with shower above, a pedestal wash basin and a low flush w.c. There is tiling to the walls, a tiled finish to the floor and electric heater.

STAIRS

Having a spindled banister with stairs ascending to the open plan into the lounge, dining area and further more into the kitchen preparation area.

LOUNGE/DINING/KITCHEN AREA

27'0" x 20'0"

This substantial open plan living space creates a fabulous ambiance of living, dining and kitchen therefore making it an area ideal for pure relaxation or dining and entertaining.

LOUNGE AREA

This superb open plan living area provides spacious and flexible accommodation, decorated and finished to a high standard in a modern contemporary style with karndeem flooring throughout. Double glazed dormer style window to the front and double glazed French doors opening onto a Juliette balcony offering splendid far reaching views. In the recess there is a fantastic useful space used for an office or sung area. The lounge is equipped with sockets, telephone points.

KITCHEN AREA

Fitted and equipped with an extensive range of modern wall and base units having drawers beneath work surface areas, and breakfast bar incorporating a single drainer sink unit with mixer tap beneath and rear facing double glazed velux window. There is plumbing for an automatic washing machine, and dishwasher, a built in electric oven with a ceramic hob, extractor hood above, space for a fridge freezer, power sockets & lino flooring.

DINING AREA

A further part of this fantastic sized living and entertaining area having sufficient space for a dining table and a front facing upvc double glazed window taking in full advantage of far reaching and most panoramic views out over Wadsley Park Village and beyond to further neighbouring districts and distant countryside. There is two storage heaters. Open access leads through into the kitchen area.

OUTSIDE AREA

The development is set within well maintained communal grounds, has private parking and visitor parking.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(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 	