

56 Hallamshire Road, Fulwood, Sheffield, S10 4FP



Rarely available in this development, this spacious light and airy 2 double bedroom 1st floor apartment a good deal of privacy and enjoys fine far reaching views towards the surrounding countryside. It is located in the heart of this much favoured residential area, convenient for local shops and amenities. It enjoys swift, easy access to the city centre via a main bus route and is on the doorstep of delightful open countryside. The apartment is in excellent condition with tasteful decorations, quality Kitchen, Bathroom and Bedroom fittings, gas fired central heating via a combi boiler and UPVC double glazing. Externally there are well cared for communal gardens and ample parking space and the apartment has a substantial garage beneath the block. Available with NO CHAIN involved and is not to be missed.

- Secure Communal Entrance
- Well Equipped Modern Kitchen
 - Gas Central Heating

- Hallway with storage off
 - 2 Double Bedrooms
 - Garage and Parking

- Spacious Lounge Diner
 - Stylish Shower Room
 - Fine Views

£199,950



SECURE COMMUNAL ENTRANCE HALLWAY – with an entry phone system and stairs leading to the 1st floor.

THE APARTMENT

ENTRANCE HALL – having a composite front door with 2 glazed inset panels, the entry phone system, good access to the partially boarded loft space, 2 useful storage cupboards off and a central heating radiator.

SPACIOUS LOUNGE DINER – 18'2" x 11'9" This light & airy room has 2 UPVC double glazed picture windows which enjoy a fine outlook over Fulwood and the surrounding countryside. It has coving to the ceiling, 2 central heating radiators, a TV aerial/satellite point and doorways to the hall and kitchen.

WELL EQUIPPED MODERN KITCHEN – 14'9" x 9'3" max. A generous size for an apartment, the kitchen has a quality range of Shaker style base & wall units which briefly comprises an inset sink unit with a chrome mixer tap, granite effect worksurfaces with tiled surrounds, a double electric oven, and plumbing for a washing machine & dishwasher. There is an inset 4 ring gas hob with a stainless steel extractor over, a central heating radiator, a UPVC double glazed side window with fine views, a further front facing UPVC double glazed window, stylish vinyl flooring, recessed ceiling lights and space for a breakfast table. There is a concealed gas fired combination boiler and a phone point.

BEDROOM NO. 1 – 12'8" x 12'1" this room has an extensive range of quality fitted furniture to include double wardrobes with hanging rails & shelving, high level storage, bedside units, a dressing table and chests of drawers. There is a central heating radiator and a rear facing UPVC double glazed picture window with a pleasant outlook.

BEDROOM NO. 2 – 10'6" x 9'10" Having a UPVC double glazed window to the front, a central heating radiator, a fitted shelved cupboard, a matching chest of drawer unit and a built in wardrobe.

STYLISH SHOWER ROOM – fitted with a white suite which comprises a wash hand basin with a high gloss white vanity unit under and a chrome monoblock mixer tap, a low level WC and a good sized glazed & tiled shower cubicle with an electric shower unit and extractor fan above. There are partly tiled walls, a chrome heated towel rail, a shaver point, an obscure UPVC double glazed window to the front and tile effect vinyl flooring.

OUTSIDE

The 2 apartment blocks are set within well-tended communal gardens. To the rear of the block, accessed from Hallamshire Drive, is a driveway into the development where there is ample parking space. This apartment has a **SUBSTANTIAL GARAGE – 17'3" x 8'7"** located beneath the block which contains No. 56.

DIRECTIONS – the property is best approached by leaving the Fulwood shopping area and proceeding up Crimicar Lane, taking the 4th turning on the right hand side into Hallamshire Road. The block of apartments which houses No. 56 will be found on your right hand side immediately prior to the turning for Hallamshire Drive.

TENURE – we are informed that the apartment is Leasehold, lease length of 800 years from 1965. The Ground Rent is £20.00 pa. The Service Charge payable is £82.50 per calendar month, this fee includes the Ground Rent and Buildings Insurance.

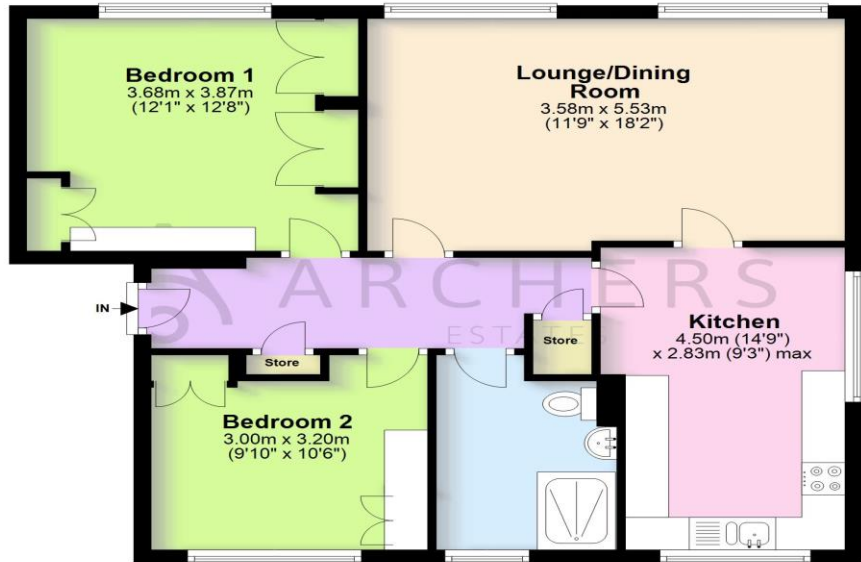
VIEWINGS

All viewings are via Archers Estates, please call 268 3833 to set up an appointment.



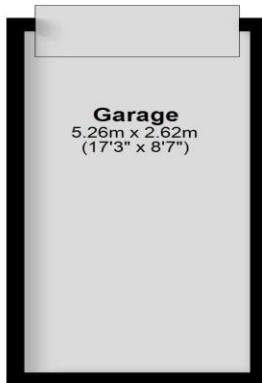
Top Floor

Approx. 71.8 sq. metres (773.3 sq. feet)



Ground Floor

Approx. 13.8 sq. metres (148.3 sq. feet)



Total area: approx. 85.6 sq. metres (921.6 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 misstatement. 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.

56 HALLAMSHIRE ROAD, SHEFFIELD

"DoubleClick Insert EPC"



ARCHERS
ESTATES

Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG
T: 0114 268 3833 E: info@archerstates.co.uk www.archerstates.co.uk

Registered in England No. 5630937

