

8 Kinder House, Holyrood Avenue, Lodge Moor, Sheffield S10 4NW



A smart, modern and larger than average one bedroom penthouse apartment which is situated on this popular development in Lodge Moor. Enjoying superior views of open countryside to the rear, the property is perfect for first time buyers, downsizers or landlords and benefits from having an allocated parking space. Spacious throughout, the property has double glazing and gas central heating and enjoys high ceilings to all rooms. Situated close to open countryside, regular transport links also give easy access to the Universities and Hospitals and there are a host of shops and amenities in Lodge Moor. In brief, the property comprises; Secure communal entrance lobby with intercom system and staircase rising to the second floor, a wide and inviting entrance hallway, lounge with views, dining kitchen with modern integrated units, a double sized master bedroom and a bathroom. Outside, there are parking bays including visitor bays in the development along with shrubs and a lawned garden area to the rear. A wonderful opportunity in every way, the property is available with NO CHAIN INVOLVED – Contact Archers Estates to book your viewing today!

- TOP FLOOR PENTHOUSE APARTMENT
- NO CHAIN INVOLVED
- STUNNING PEAK DISTRICT VIEWS

- ONE DOUBLE BEDROOM
- SPACIOUS AND MODERN
- IDEAL FOR FTB/LANDLORDS

- ALLOCATED PARKING SPACE
- HIGH CEILINGS THROUGHOUT
- DOUBLE GLAZING AND GAS CH

**£180,000**

**GROUND FLOOR ACCOMMODATION**

**SECURE COMMUNAL ENTRANCE LOBBY**

A secure communal entrance door gains access to the lobby area via an intercom system. Having a staircase rising to the second floor where the apartment is located.

**SECOND FLOOR ACCOMMODATION**

**ENTRANCE HALLWAY (17'10" x 4'4")**

A wide and inviting hallway which enjoys high ceilings and is entered through a wooden entrance door. With a radiator, laminate flooring, intercom phone and doors to all rooms.

**LOUNGE (16'9" x 15'10")**

A bright and spacious lounge which has two rear facing upvc double glazed window enjoying commanding far reaching views, two radiators, laminate flooring and a high ceiling.

**DINING KITCHEN (13'1" x 12'10")**

A modern and spacious room which has fitted wall and base units with a laminated worksurface incorporating a separate sink and drainer unit and electric hob with extractor above. Having tiled splashbacks to the walls, integrated appliances including an electric oven, washing machine, fridge freezer and also having space for a dishwasher. The Vaillant combi boiler is housed in a unit and there are three rear facing upvc double glazed window giving excellent views, a radiator and ample space for a dining table and chairs.

**MASTER BEDROOM (16'6" x 12'10")**

A good sized master bedroom which has two rear facing upvc double glazed windows giving excellent views, a radiator and larger than average fitted wardrobes.

**BATHROOM (11'4" x 5'9")**

Having a modern styled suite comprising of a panelled bath with shower over, pedestal wash basin and low flush wc. With a shaver point, tiled flooring, partially tiled walls and a radiator.

**OUTSIDE**

There are various parking spaces throughout the development, with the allocated space for apartment 8 in front of the block. With visitor bays in various areas, there are also well manicured green spaces with shrubs and a lawn to the rear.

**EPC RATING C**

