



HOUSE STYLE

Flats / Apartments

RECEPTION ROOMS

1

BEDROOMS

2

EPC RATING

C

CHARMING TWO BEDROOM GROUND FLOOR APARTMENT IN DESIRABLE SETTING – ENJOYING WONDERFUL VIEWS OVER ENDCLIFFE PARK AND BINGHAM PARK – OFFERING GOOD COMMUTABILITY TO THE CITY CENTRE – WITHIN EASY REACH OF THE PEAK DISTRICT – IDEAL FOR PROFESSIONAL PERSON/COUPLE/DOWNSIZER

DESCRIPTION Following part of this purpose-built complex placed at the top of Frickley Road, this well-proportioned two bedroom ground floor flat which will suit a variety of tenants, particularly the professional person or couple and also discerning downsizer. Enjoying wonderful views from the front over the wooded areas of Bingham and Endcliffe Parks, it will prove particularly suited to those interested in outdoor pursuits, there being an extensive network of footpaths in the area and easy access is also offered to the Peak District. With gas heating, uPVC double glazing and secure parking, the accommodation on offer extends to Rear Porch, Living Room, Kitchen, two well-proportioned Bedrooms and Bathroom.

£950 pcm

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Property Details

GROUND FLOOR

LIVING ROOM 14' 1" x 11' 10" (4.29m x 3.61m)
There is a TV aerial point, radiator and floor level windows providing excellent levels of natural light.

KITCHEN 10' 2" x 9' 10" (3.1m x 3m) Overlook the rear garden area, the kitchen provides an extensive range of white gloss effect fronted units to base and eye level. There is exposed timber floor boarding, plumbing facilities for an automatic washing machine, radiator and integrated oven, four-ring hob and filter canopy.



BEDROOM ONE 13' 1" x 9' 10" (Maximum in each direction) (3.99m x 3m) A very well proportioned principal bedroom which enjoys a fine outlook from the front elevation, this provided by bi-fold doors which then give access to a small terraced area. There is timber flooring throughout and a radiator.

BEDROOM TWO 9' 10" x 7' 7" (3m x 2.31m) With rear facing window and radiator.

BATHROOM 6' 11" x 6' 7" (2.11m x 2.01m) Having majority tiling to the walls, timber floorboarding and providing a three piece suite in white comprising of a 'P' shaped bath with shower screen and over bath shower, wash hand basin and low flush WC.



OUTSIDE There are generous open plan communal gardens to the front, pea gravelled sitting areas being complemented by planted borders and mature trees. To the rear, the communal gardens continue, along with this apartment, adjacent dwellings having created their own maintained garden areas adjacent



to the entrance to each apartment.

There is parking available within the site, set behind secure gates.

SERVICES All mains are laid to the property.

HEATING A gas fired central heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

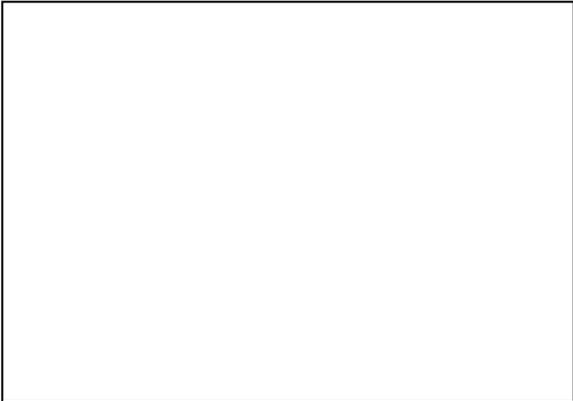
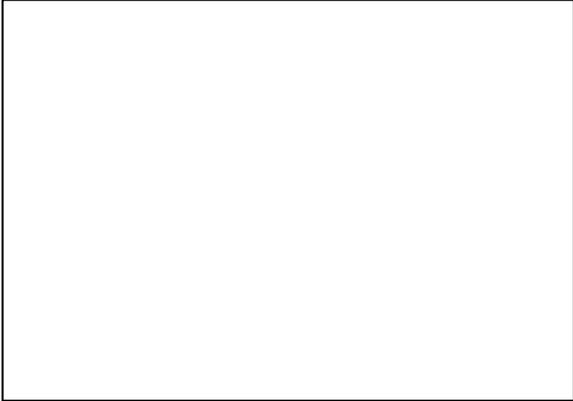
LANDLORD'S STIPULATIONS A Bond of £1090.00 will be payable. **NO SMOKERS.**

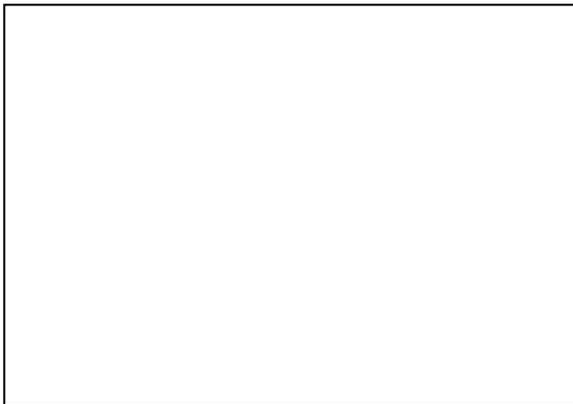
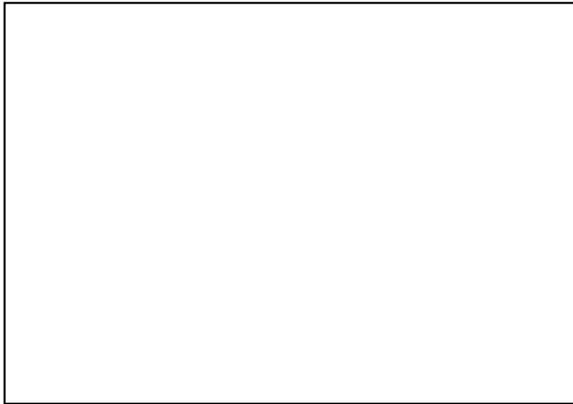
DIRECTIONS Postcode: S11 7EX - for SatNav purposes.

IB/JL BROCHURE DETAILS PREPARED 10/06/21 - BROCHURE NOT YET VERIFIED BY LANDLORD









For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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