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Holywell Gardens,
Wincobank,
Sheffield,
S4 8AG



A modern 2-bed apartment with generous living space and beautiful communal grounds: Holywell Gardens.

Tucked northeast of Sheffield with enviable proximity to the M1, this stylish home is sure to impress.





Time to explore.

Holywell Gardens is situated in the community of Wincobank, conveniently located near Meadowhall Road and the M1. This position not only makes easy work of commuting but also affords you excellent public transport via bus, SuperTram, and even railway thanks to the Meadowhall Interchange. Local amenities are in abundant supply too with the Meadowhall Shopping Centre only a short walk away, granting you a vast catalogue of shopping and dining facilities to enjoy at your leisure. Holywell Gardens is ideally located to access an array of fantastic entertainments including iceSheffield, The Sheffield Arena, and the Valley Centertainment leisure park. Natural beauty is in no short supply either, local highlights of which include Wincobank Common, Brightside Recreation Ground and, of course, the iconic River Don. There is even an Iron Age hillfort nestled at the heart of Wincobank, signalling the long and fascinating heritage of the region. Holywell Gardens includes allocated parking facilities, making this a fantastic spot for commuters or anyone keen to explore.

Step inside your new home.

Holywell Gardens is a ground floor apartment in a leafy red-brick development. The apartment opens into a hallway with fitted storage leading off it. First on the right is the immaculate family bathroom, featuring a smart three-piece suite, attractive tiling, and a heated towel rail. There are bathroom cabinets for storage and a handy showerhead over the bath. Bedrooms 1 and 2 are both an excellent size with a neutral finish giving you a wonderful blank canvas to add your own personality. Bedroom 2 even has a pristine en-suite shower room for added luxury. At the end of the hall, you will find a superb open-plan lounge/kitchen with stunning dual aspect flooding the space in the best of the sun throughout the day. The kitchen is a glossy modern design with plenty of stylish cabinets, worktops, and integrated appliances. This is a fantastic space to prepare food and the open-plan layout of the entire room gives you the ideal environment to have friends over for dinner. The lounge area is a great size with elegant wooden flooring, ample room for comfy seating, and French doors that open onto a Juliet balcony, making this the perfect airy space to relax in the summer months. To the rear of the development is a beautiful communal lawn, allowing you to escape into stunning greenery whenever you like.

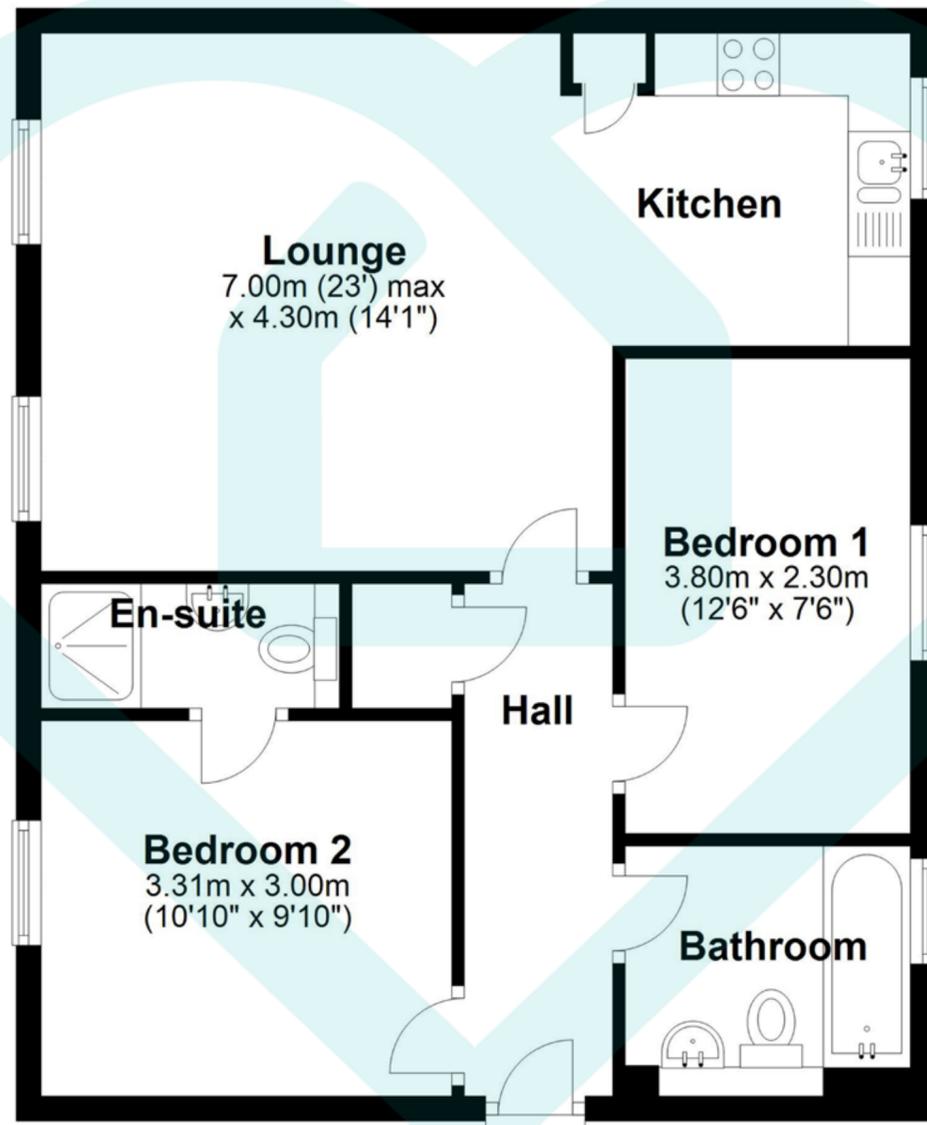






Ground Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



Lounge
7.00m (23') max
x 4.30m (14'1")

Kitchen

Bedroom 1
3.80m x 2.30m
(12'6" x 7'6")

En-suite

Hall

Bedroom 2
3.31m x 3.00m
(10'10" x 9'10")

Bathroom

Total area: approx. 59.5 sq. metres (640.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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