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**Green Oak House,  
Lemont Road,  
Totley,  
Sheffield,  
S17 4HA**



Flat 6

**A fantastic investment opportunity for a landlord seeking to expand their portfolio with a tenant in place: Green Oak House.**

In the exclusive Lemont development, this 2-bed apartment has been maintained to a beautiful standard, with superb access to the majestic Peaks.





### **Time to explore.**

You will find the superb Lemont development on the very south-west edge of Sheffield in Topley, just on the cusp of the spectacular Peaks themselves. Topley is a superb area offering a peaceful community of local shops and services, as well as surprisingly good transport links locally and out toward the city centre via the ever-popular Abbeydale Road. This makes Topley an excellent choice for those seeking to escape the city noise without sacrificing great connections. The communities of Dore & Topley even have their own handy train station. Lemont Road itself is particularly well placed, directly opposite the stunning Green Oak Recreation Grounds, on an idyllic residential street. This sophisticated development of apartments boasts allocated resident's parking facilities, making this all the more convenient as a base of operations. Green Oak House is a fantastic first floor apartment which is being sold with a tenant in place, providing an excellent opportunity for a rental investment.

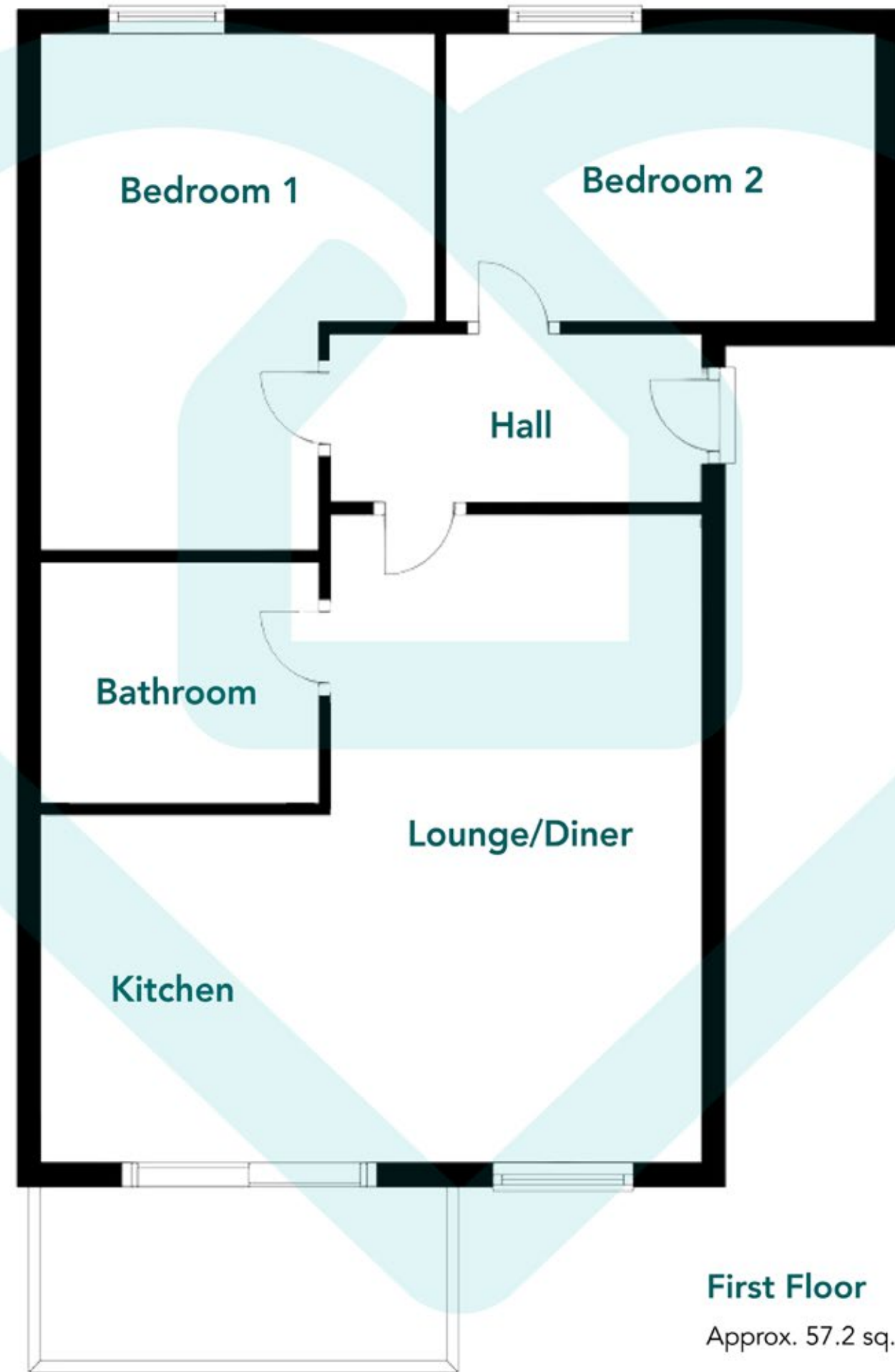


## Step inside your new home.

You enter Green Oak House via a modern hallway leading to two bedrooms and a large lounge/diner. Both bedrooms are immaculate doubles, however bedroom 1 is especially generous in scale. Bedroom 1 has ample fitted storage and space for other furnishings such as a dressing table or desk space. Bedroom 2 would also double as an exquisite home office. The lounge/diner is a sleek design with neutral décor and attractive wooden flooring. There is plenty of space for comfy seating, a large dining set, and an entertainment system, making it perfect for relaxing with friends. Around the corner is a modern fitted kitchen with smart integrated appliances and generous worktops and storage space, ideal for food preparation. From here you can access the lavish private balcony, the perfect sunny spot for dining outdoors in the summertime. The full bathroom branches off the open-plan lounge/diner, comprising of an immaculate three-piece suite, a broad mirror with a storage shelf for toiletries, a towel radiator, and a practical shower head over the bath.



# Two Bedroom Balcony Apartment



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

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Estate & Letting Agent

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	83   <b>B</b>	83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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