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**Kinsey Heights,  
High Green,  
Sheffield,  
S35 4HU**





**A modern 2-bed apartment decorated to a high standard: Kinsey Heights.**

Featuring allocated parking and attractive fittings throughout, this top floor home is the perfect buy-to-let investment.







### **Time to explore.**

Kinsey Heights can be found nestled in the heart of the High Green, the northernmost suburb of Sheffield. This is a beloved part of the city that enjoys the benefits of both rural and urban living. High Green is mere minutes from the countryside, with enviable access to the majestic Peak District. This means there is always a peaceful retreat on hand for when you tire of the urban sprawl. Despite its close proximity to green spaces High Green never compromises on its excellent connectivity, with Sheffield, Barnsley, and Rotherham all within easy reach. There are also regular bus services, the Chapeltown train station, and an M1 junction only moments way. This makes it an ideal base of operations for commuting professionals. There are a number of local sporting venues and a range of lovely shopping and dining facilities within the local and neighbouring communities too. Kinsey Heights itself an attractive communal front garden and its very own allocated parking space, perfect for anyone keen to explore the Steel City.



## Step inside your new home.

Located on the top floor of this charming development, Kinsey Heights opens through a lengthy hallway, from which all rooms are accessible. There is also handy fitted storage there, ideal for hanging coats and storing shoes when entering the home. To the right, you enter the modern kitchen. This is a great size with ample worktop and storage space, a bright window affording you lovely views out across the hills, and space for white goods. To the left of the entrance is the living room, a vast expanse decorated in a tasteful modern style. This features an elegant fireplace feature and patio doors that open onto a Juliet balcony, boasting the best views of the whole development. At the far end of the apartment, you will find two bedrooms and the family bathroom. Both bedrooms are well sized doubles with bedroom 1 in particular offering plenty of space for storage solutions and perhaps a desk or dressing table. The family bathroom is composed of a pristine three-piece suite with sleek tiling, a practical shower over the bath and plenty of room for bathroom storage. Kinsey Heights is being sold with a tenant in place, making this an excellent buy-to-let investment for anyone looking to expand their portfolio.



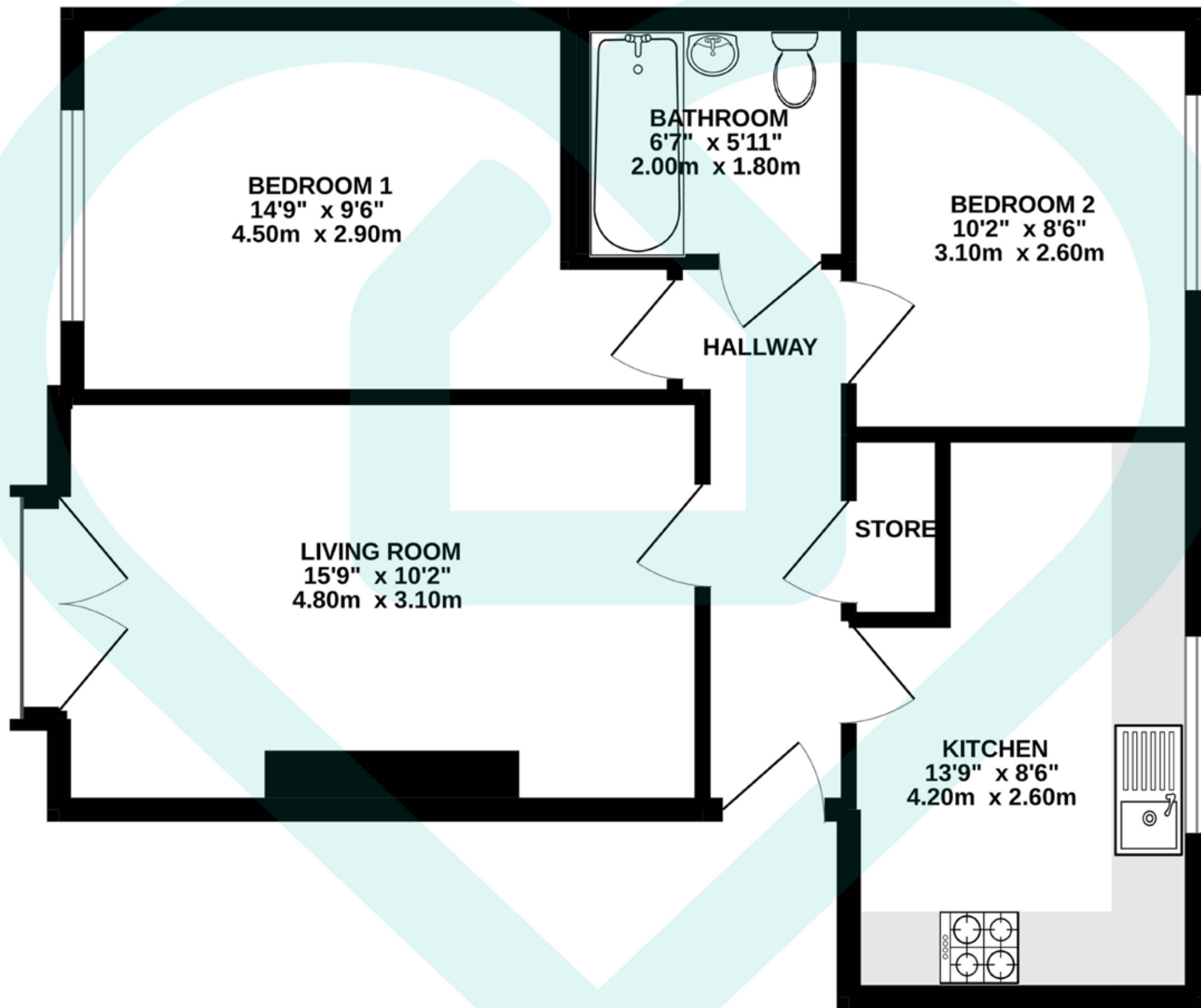












TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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