



Huntsman Lodge, Barnsley Road, Sheffield, S5

£70,000
Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

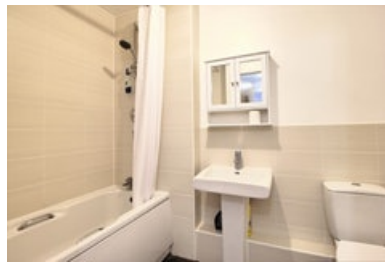
HouseSimple is pleased to present this property in Sheffield.

Key features:

- Beautifully presented first floor Apartment
- Finished to a high standard throughout
- Management fees paid till 2020!
- Spacious open plan living
- Nice outlook
- looking onto trees to side of building
- Allocated parking space
- Close to public transport links

Extra info:

- **Property Age:** 3 years
 - **Council Tax:** Band A (£1060.00 per-annum)
 - **Double Glazing:** All
 - **Heating:** Gas
 - **Parking:** Allocated Parking Spot
 - **Lease info:** years remaining
- Ground Rent:** £175.00 per-annum
Maintenance: £88.00 per-month



A fantastic opportunity has arisen to acquire this well presented one double bedroom, first floor apartment. An ideal buy for a first time buyer or young couple with easy access to public transport links and amenities. The property is well presented throughout and has been finished to a high standard, with modern fitted kitchen, open plan living, modern bathroom and double bedroom. The apartment benefits from having gas central heating and double glazing, so low running costs. In addition the current vendor has paid the management fees till the end of the year, so nothing due till 2020! The building benefits from having secure intercom system and lift. Allocated parking to the outside.

Hallway 5 x 8'10

Spacious hallway with large storage cupboard housing the boiler.

Open plan living 11'6 x 22'3

A stunning open plan living room with Juliette balconette and double glazed window with a lovely aspect looking over trees. The kitchen has modern fitted wall and base units, inset sink, integrated dishwasher and built in oven with gas hob and extractor over. TV point and two radiators.

Bedroom 9'5 x 13

Double bedroom with double glazed window and radiator.

Bathroom 8'9 x 4'9

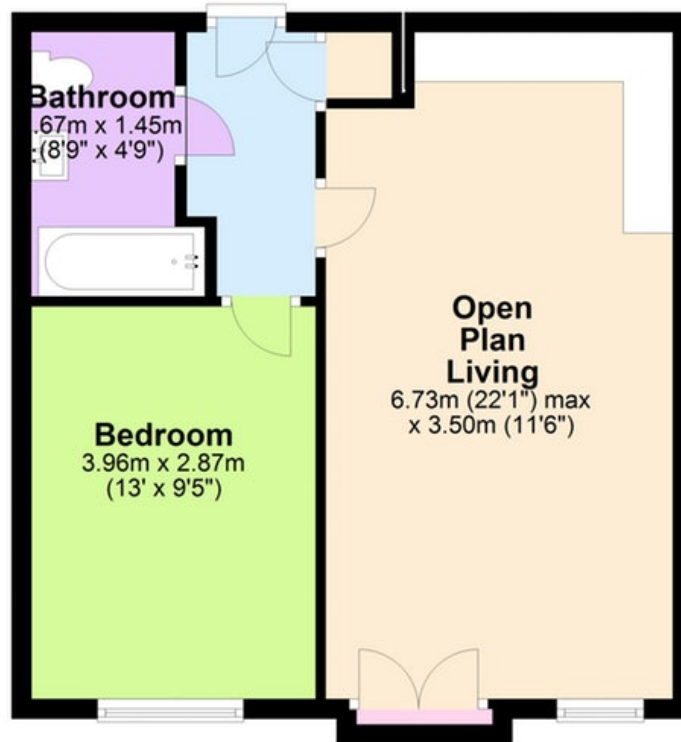
Modern bathroom suite in white comprising low flush wc, pedestal hand wash basin and panelled bath with mains pressure fed shower over. Extractor and heated towel rail.

Outside

To the outside there are communal gardens and car park with allocated parking space, secure intercom system and communal entrance to the building.

Floor plan:

First Floor



Energy Performance Certificate:

Energy Performance Certificate

Apartment 6 Huntsman Lodge, 975, Barnsley Road, SHEFFIELD, S5 0QP

Dwelling type: Mid-floor flat	Reference number: 8241-6923-6590-4435-3906
Date of assessment: 05 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 July 2019	Total floor area: 45 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:
£ 768

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	Not applicable
Heating	£ 411 over 3 years	£ 411 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	
Totals	£ 768	£ 768	

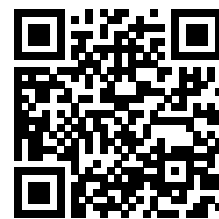
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<div style="font-size: 0.7em; margin-bottom: 5px;">Very energy efficient - lower running costs</div> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; color: white; padding: 2px;">(1-20) G</td></tr> </table> <div style="font-size: 0.7em; margin-top: 5px;">Not energy efficient - higher running costs</div>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em;">83</td> <td style="text-align: center; font-size: 1.5em;">83</td> </tr> </table>	Current	Potential	83	83	<p style="font-size: 0.8em;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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MISREPRESENTATION ACT, 1967.

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