

Kingswood, Sheffield, S6

£130,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 1

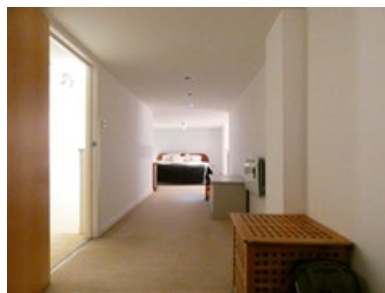
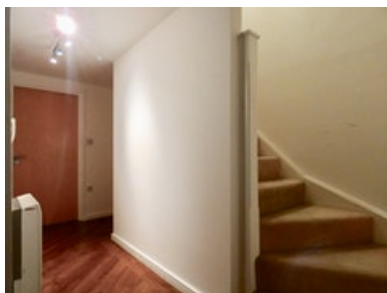
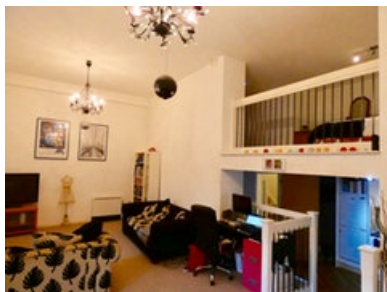
We are delighted to present this one bedroom split-level apartment set within the historic grounds of Kingswood Hall in the popular area of Sheffield, ideal for first time buyers & investors. The property offers a spacious living/dining room, modern open plan kitchen, la

Key features:

- Ideal First Home
- Desirable Location
- One Bed Maisonette
- Spacious Open Plan Kitchen
- Large Living/Dining Room
- Family Bathroom With Bath
- Set Within Historic Grounds
- Secure Gated Access
- Close To Local Amenities
- No Onward Chain

Extra info:

- **Property Age:** 173 years
- **Council Tax:** Band A (£1110.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 999 years remaining
Ground Rent: £200.00 per-annum



We are delighted to present this one bedroom split-level apartment set within the historic grounds of Kingswood Hall in the popular area of Sheffield, ideal for first time buyers & investors. The property offers a spacious living/dining room, modern open plan kitchen, large bedroom on the first floor, bathroom with bath, ample storage & allocated parking with ample visitor spaces. Close to local amenities, local bus routes, a short drive to Sheffield, Meadowhall, the Peak District & motorway networks. Viewing highly recommended.

Secured Communal Entrance

Having a secured communal entrance.

Hallway

Entering the property through to the generous sized Hall with storage.

Living/Dining Room

Spacious Living Room with double glazed windows, power points, TV point, storage heater & dining area.

Kitchen

Modern open plan Kitchen with wall and base units, sink with drainage, work surfaces, built in oven/grill & hob with extractor above, power points & additional room for appliances.

Master Bedroom

Located on the first floor is a large Bedroom with a storage heater, ample room for storage & power points.

Bathroom

Bathroom with bath & overhead shower, toilet, wash basin, heated towel rail.

Outside

There is a communal car park to the front of the property with an allocated parking space & additional visitor parking spaces. Set within the beautiful grounds of Kingswood Hall with communal gardens & seating areas.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

Apartment 27 Kingswood Hall, Kingswood, SHEFFIELD, S6 1RF

Dwelling type: Ground-floor flat	Reference number: 8281-6729-6979-4233-0926
Date of assessment: 27 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 27 November 2019	Total floor area: 94 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:	£ 1,875
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	Not applicable
Heating	£ 1,011 over 3 years	£ 1,011 over 3 years	
Hot Water	£ 600 over 3 years	£ 600 over 3 years	
Totals	£ 1,875	£ 1,875	

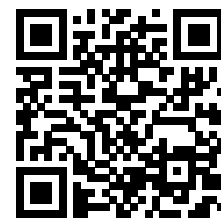
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <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> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="border-bottom: 1px solid black; padding: 2px;">Current</th> <th style="border-bottom: 1px solid black; padding: 2px;">Potential</th> </tr> <tr> <td style="font-size: 1.5em; font-weight: bold; padding: 10px 0;">81</td> <td style="font-size: 1.5em; font-weight: bold; padding: 10px 0;">81</td> </tr> </table>	Current	Potential	81	81	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">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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81	81												

MISREPRESENTATION ACT, 1967.

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