







## Apartment 9 The Croft

15 Hibberd Road • Hillsborough • S6 4BF

Asking Price £170,000

Immaculately presented 2 double bedroom second floor apartment located on a quiet cul de sac offering fabulous views of Loxley Valley. Improved by recent owner and stylishly presented throughout. Benefits from electric heating, double glazing, modern kitchen and bathroom, carpets made to measure blind, curtains, and furniture available via separate negotiation. Allocated parking. Enters through a communal intercom entrance and stairs which rise to the second floor. The private entrance enters into a generous inner hallway leading to all rooms, featuring 2 decent sized storage cupboards housing the water tank, boiler and providing utility space for a washing machine/dryer. There are 2 front facing double bedrooms, stylishly presented in modern tones and carpet with integrated mirrored sliding door wardrobes in the larger sized bedroom. The spacious bathroom is equipped with a modern 3-piece white suite and contrasting tiles with overhead shower and heated towel rail. The open plan living area offers fabulous far-reaching views towards Loxley Valley through 2 rear facing windows. A flexible living space with adjoining kitchen. Fitted with a range of white gloss wall and base units, complementary worktops and matching tiled splashbacks. Integrated appliances include an electric oven, hob, extractor dishwasher and 60/40 fridge freezer. Externally is allocated parking for 1 vehicle with additional visitor space available. A well-kept communal garden offers outdoor space. A quiet no through road within close proximity of the beautiful Rivelin and Loxley valleys with walks and cycle routes to Bradfield and Damflask reservoir, ideally placed for local shops and amenities, recreational facilities and excellent transport links including the Sheffield Supertram terminus at Malin Bridge. Leasehold property – 146 years remaining. Annual ground rent £150 to Jaguar Estates Limited. Service Charge to Jaguar Management. Company yearly amount £885 (£73.75 per month).



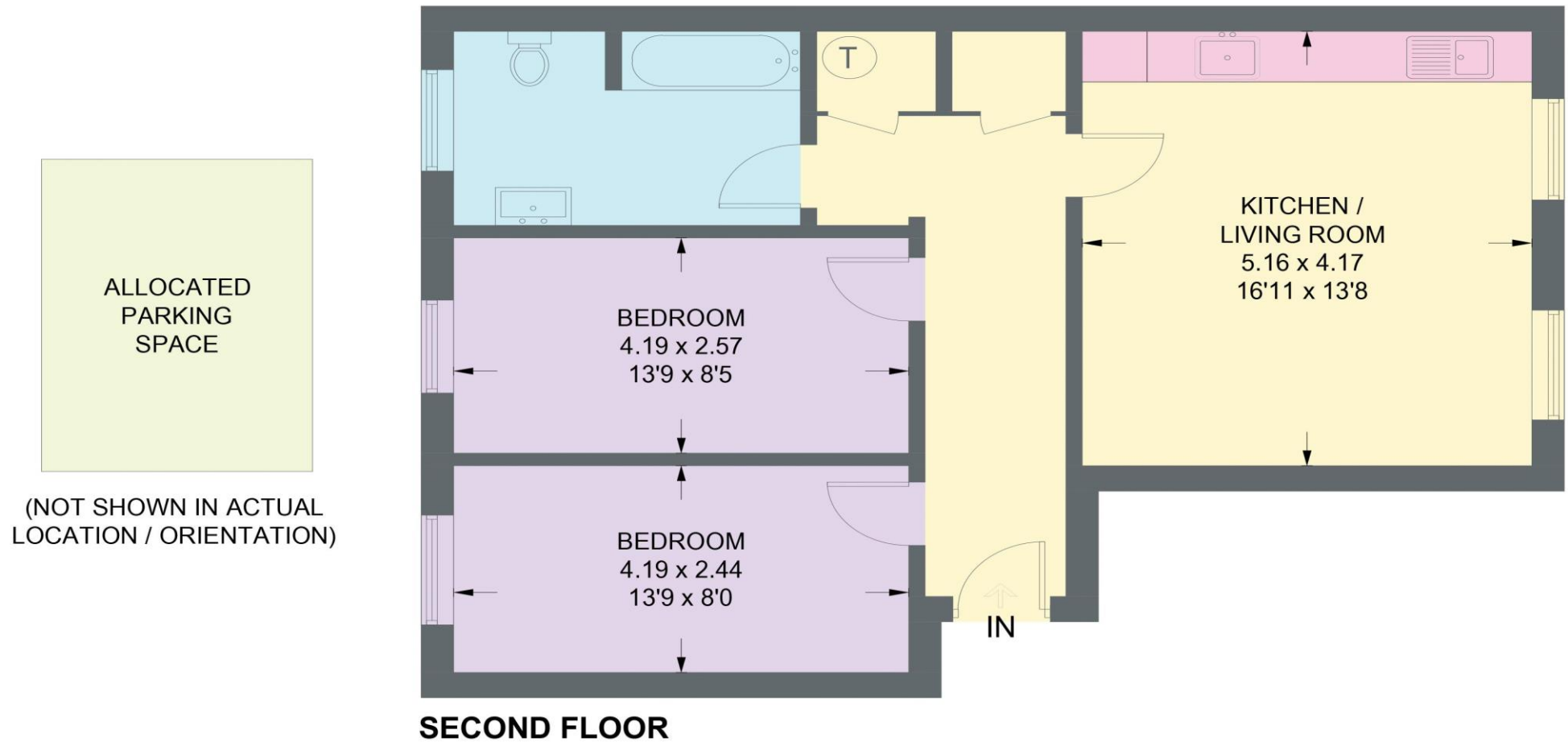


- Immaculately Presented Second Floor Apartment
- 2 Double Bedrooms
- Stylish Bathroom
- Light & Airy Open Plan Living Space
- Superb Views Over the Valley
- Electric Heating & Double Glazing
- Allocated & Visitor Parking
- Service Charge £885pa / £73.75 per month
- Leasehold – 146 years remaining, £150pa
- Council Tax Band b, EPC Rating D



# APARTMENT 9, THE CROFT

APPROXIMATE GROSS INTERNAL AREA = 63.9 SQ M / 688 SQ FT



## SECOND FLOOR

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.