





56 Kenninghall View

Norfolk Park • Sheffield • S2 3WX

Guide Price £120,000 - £130,000

Light and airy 2-bedroom 3rd floor apartment recently refurbished by current owners. Features decked balcony and 2 allocated parking spaces. Ideally located close to the city centre with excellent transport links. Secure communal entrance and stairs which rise to the third-floor private entrance and inner hallway featuring 2 generous storage cupboards. There are 2 bedrooms presented in neutral tones and carpet. The bathroom is equipped with 3-piece modern white suite, white tiling and contrasting floor. The generously proportioned flexible living area is dual aspect and flooded with natural light complemented by French doors opening onto a decked balcony offering far reaching views. The kitchen is fitted with shaker style units, contrasting worktops and integrated appliances include Electrolux oven, gas hob, fridge freezer and space with plumbing for a washing machine. Externally is a communal green space and 2 allocated parking spaces. Kenninghall View is ideally placed for access to the city centre, colleges, universities, train station, and the hospitals, with public transport including the Supertram, whilst also being close to recreational facilities including Norfolk Park, offering open space, woodland walks, and views over the city.

Lease 125 years 01/10/2006 Service Charge = approx. £1,500. Payable in 2 instalments, Jan and June. Council Tax Band A, EPC Rating C.



- Spacious Third Floor Apartment
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Balcony with Far Reaching Views
- Generous Open Plan Living Space

- Close to City Centre with Excellent Transport Links
- 2 Allocated Off Street Parking Spaces
- Service Charge approx. £1,500 pa
- Lease 125 years 01/10/2006
- Council Tax band A, EPC Rating C



56 KENNINGHALL VIEW

APPROXIMATE GROSS INTERNAL AREA = 57.5 SQ M / 619 SQ FT

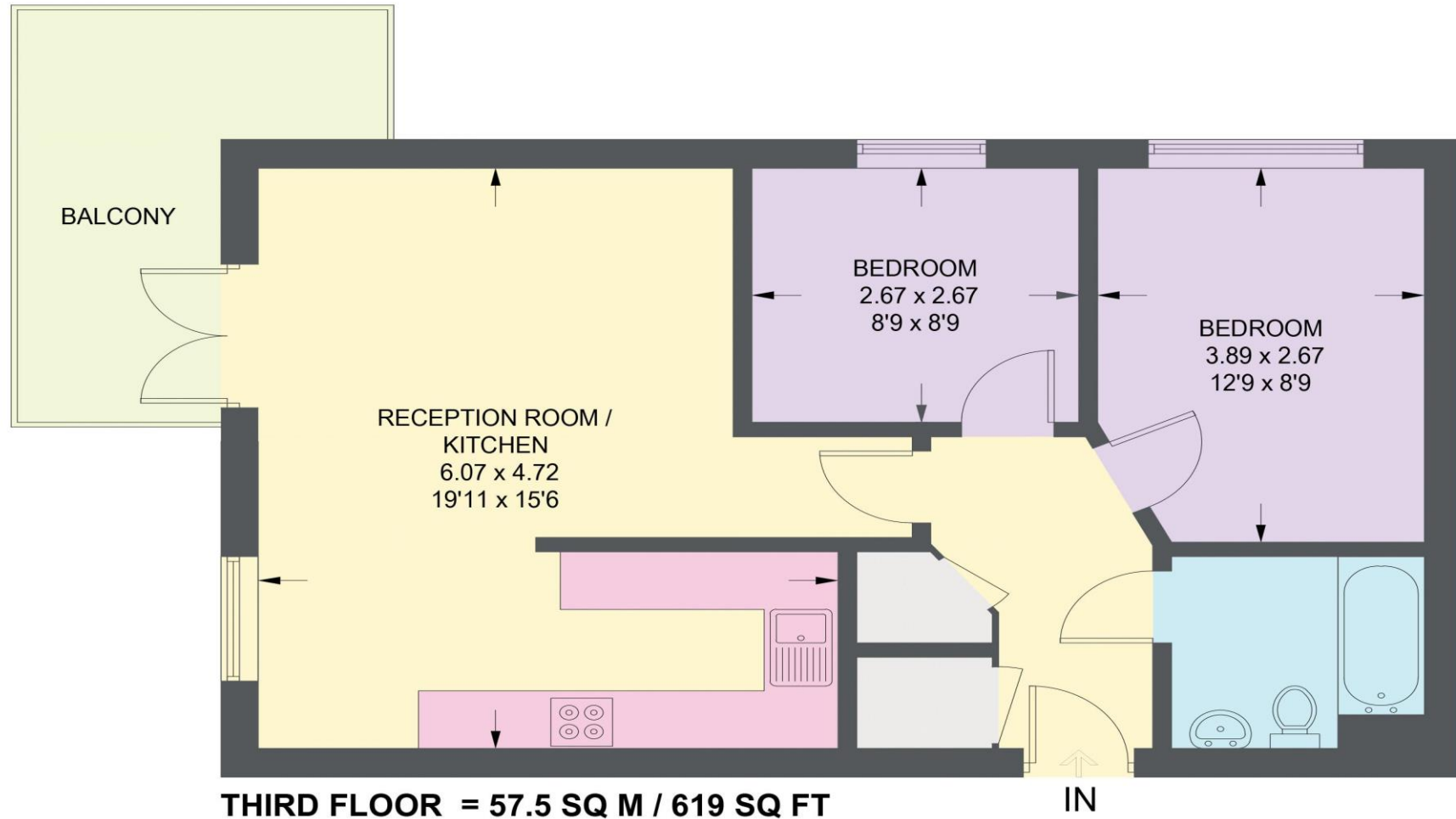


Illustration for identification purposes only, measurements are approximate, not to scale.

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.