





## 37 Woodseats Mews

Woodseats • Sheffield • S8 0SU

Guide Price £160,000 - £165,000

Generously proportioned top floor, 2 double bedroom apartment located on a secure development with riverside views. Situated between Woodseats and Abbeydale, well served by public transport. Benefits from communal garden, bike store and allocated parking space. Available with no onward chain. Secure, communal intercom entrance leads to stairs which rise to the fourth floor. A double door, private entrance opens into a welcoming hallway with generous storage cupboard. The flexible open plan living space is complemented by double glazed French doors and Juliette balcony overlooking communal gardens. It is flooded with natural light, taking full advantage of a corner location. There is ample space for a lounge, dining area and adjoining kitchen. The modern kitchen is fitted with two tone wall and base units finished with a complementary worktop. Integrated appliances include slimline dishwasher, washing machine, fridge freezer, oven, hob and extractor. The Worcester combination boiler is wall mounted and concealed within the units. There are 2 generous double bedrooms both presented in neutral tones overlooking the River Sheaf, the smaller of the two rooms features French doors and Juliette balcony. A generous bathroom is equipped with modern 3-piece white suite, partially tiled with heated towel rail. This stunning property is situated within a gated development incorporating a well-maintained communal garden with riverside path and allocated parking adjacent to the resident's main access door. Ideally located for excellent facilities including pubs, bars, restaurants, shops, schools, Graves Park and excellent access to Sheffield, Chesterfield and the motorway network. Leaseholder: HWH Estate Management LLP - Lease 200 years 01/01/2006 GR £100pa Management Company: FAIRWAYS PROPERTY MANAGEMENT -S/C £1592.14pa Council Tax Band B, EPC Rating C.





- Top Floor Apartment in Sheffield S8
- Two Double Bedrooms
- Spacious Open Plan Living
- Combination Boiler & Double Glazing
- Secure Intercom Entry
- Popular Residential Gated Development
- Allocated Off Street Parking
- Lease 200 years 01/01/2006 GR £100pa
- Service Charge (2024) £1592.14pa
- Council Tax Band B, EPC Rating C

# 37 WOODSEATS MEWS

APPROXIMATE GROSS INTERNAL AREA = 71.3 SQ M / 767 SQ FT (EXCLUDING CAR PARKING SPACE)



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.