





95 Park Grange Rise

Norfolk Park • Sheffield • S2 3SX

Guide Price £125,000 - £135,000

Attractive 2nd floor 2-bedroom apartment with balcony offering pleasant views. Ideally located in Norfolk Park close to the city centre with excellent transport links. Benefits from recently installed kitchen with integrated appliances and allocated parking. Enters through a communal entrance and stairs which rise to the private entrance on second floor. An inner hallway leads to 2 front facing bedrooms presented in neutral tones and carpet. The bathroom is equipped with modern 3-piece white suite, overhead shower and glass screen. A useful utility room offers additional storage with space and plumbing for a washing machine and wall mounted combination boiler. The flexible open plan living space is dual aspect, filled with natural light and French doors opening onto a decked balcony with pleasant outlook. The recently installed modern kitchen is fitted with grey gloss units and a range of integrated appliances including oven, gas hob, extractor, dishwasher and fridge freezer. Externally is a communal green space and allocated parking. Park Grange Rise 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 Service Charge 1 Jan 24 – 31 Dec 24 = £1208.58 Leasehold 125 years from 2003 - Norfolk Park Management Company Council tax band A, EPC Rating C

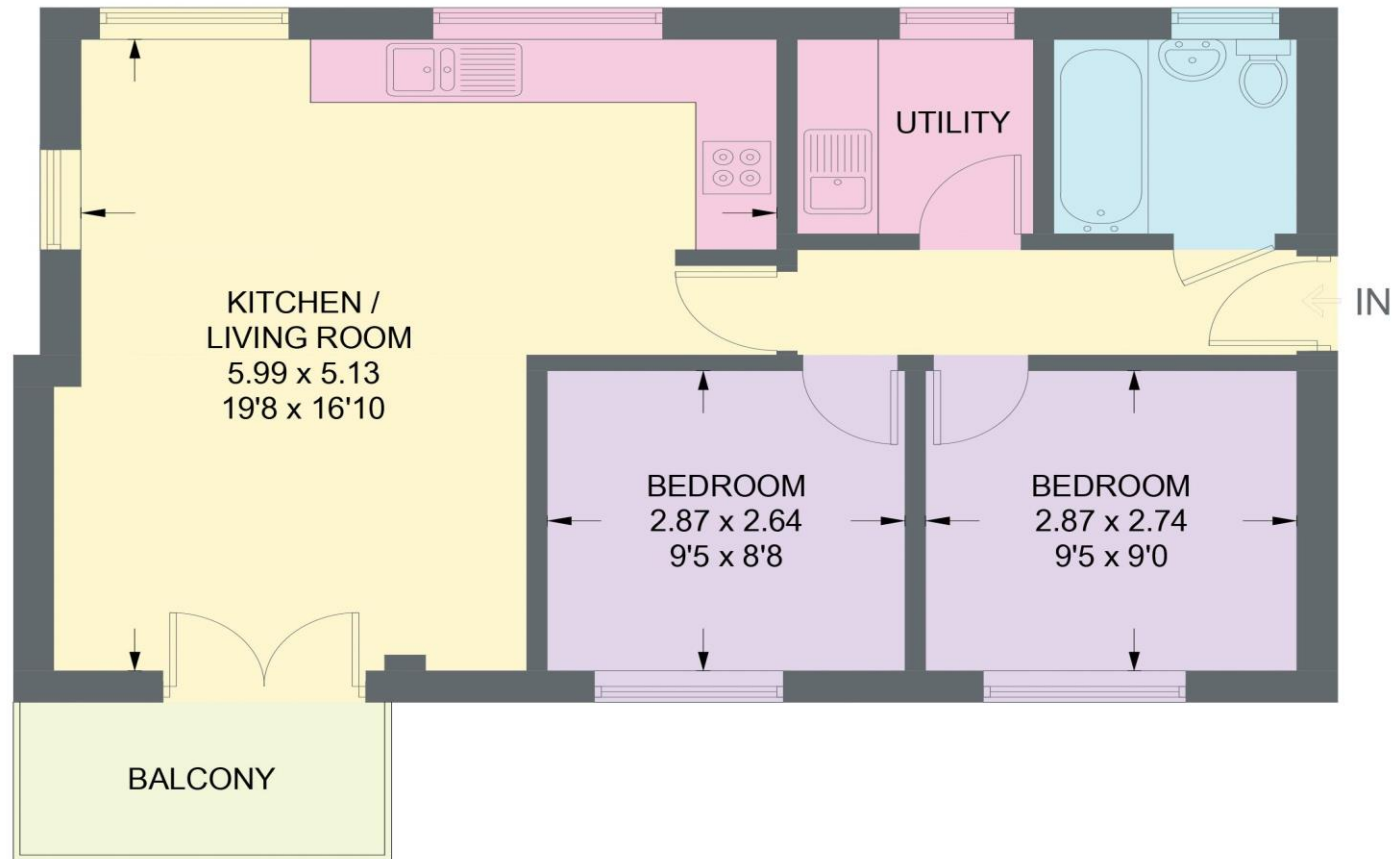


- Second Floor Apartment in Norfolk Park
- 2 Double Bedrooms
- Flexible Open Plan Living Space
- Modern Kitchen with Integrated Appliances
- Balcony with Pleasant Views
- Located Close to City Centre
- Allocated Parking
- Leasehold 125 years from 2003
- Service Charge 1 Jan 24 – 31 Dec 24 = £1208.58
- Council tax band A, EPC Rating C



95 PARK GRANGE RISE

APPROXIMATE GROSS INTERNAL AREA = 54.9 SQ M / 591 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.