



Hallwood Rise, Chapeltown, S35

Asking Price £140,000

- GROUND FLOOR APARTMENT
- WELL MAINTAINED COMMUNAL AREAS
- NO CHAIN
- THE SERVICE CHARGE IS £840 PER ANNUM
- TWO SPACIOUS BEDROOMS
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B - £1,681.01
- LARGE LIVING AREA
- GREAT LOCATION
- LEASEHOLD - 182 YEARS REMAINING

Hallwood Rise, Chapelton, S35

****NO CHAIN - GROUND FLOOR APARTMENT**** United Homes are welcoming to the market this lovely ground floor two bed apartment, located in the village of Burncross. The property briefly comprises of; Communal entrance, Entrance hallway, Lounge/ Diner, Kitchen, Two bedrooms and a Family bathroom. Outside there is a car park area to the rear. The property has ideal, easy access to the open countryside, the extensive shopping facilities, bars and restaurants in High Green and Chapelton, local leisure facilities and also the M1 Motorway Network.



Council Tax Band: B



COMMUNAL ENTRANCE

Access through a UPVC part glazed door to inner hallway comprising of; Storage area; Carpet flooring; Access to ground floor apartment entrance door;

ENTRANCE PORCH

Entering through solid door into the apartment comprising of; Ceiling light point; Carpet flooring; Solid door to hallway;

HALLWAY

The apartments entrance door opens to the main hallway with; Solid door access to both bedrooms, lounge, kitchen diner, family bathroom and the storage cupboard; Carpet flooring; Painted walls; Ceiling light; Power sockets; Central heating radiator; Wall mounted telephone intercom access to the communal entrance door;

KITCHEN

Fully fitted kitchen; Cream wall base and draw units; With; Black roll top work surface; Stainless steel sink and drainer with mixer tap; Half tiled walls through out; Electric oven and gas hob with hood extractor fan; Integrated fridge and freezer; Washing machine; Wood effect laminate flooring; Double glazed window to front elevation with blind; Ceiling light points; Wall mounted boiler;

LOUNGE/DINING AREA

Spacious lounge/dining area with; Carpet flooring; Double glazed patio doors to the front elevation providing lots of natural light; Ceiling light points; Central heating radiator; Painted walls;

BEDROOM ONE

Double bedroom; Comprises of; Double glazed window to rear elevation; Carpet flooring; Central heating radiator; Painted walls; Ceiling light points;

BEDROOM TWO

Single bedroom; Having; Double glazed window to rear elevation; Carpet flooring; Central heating radiator; Painted walls; Ceiling light points;

BATHROOM

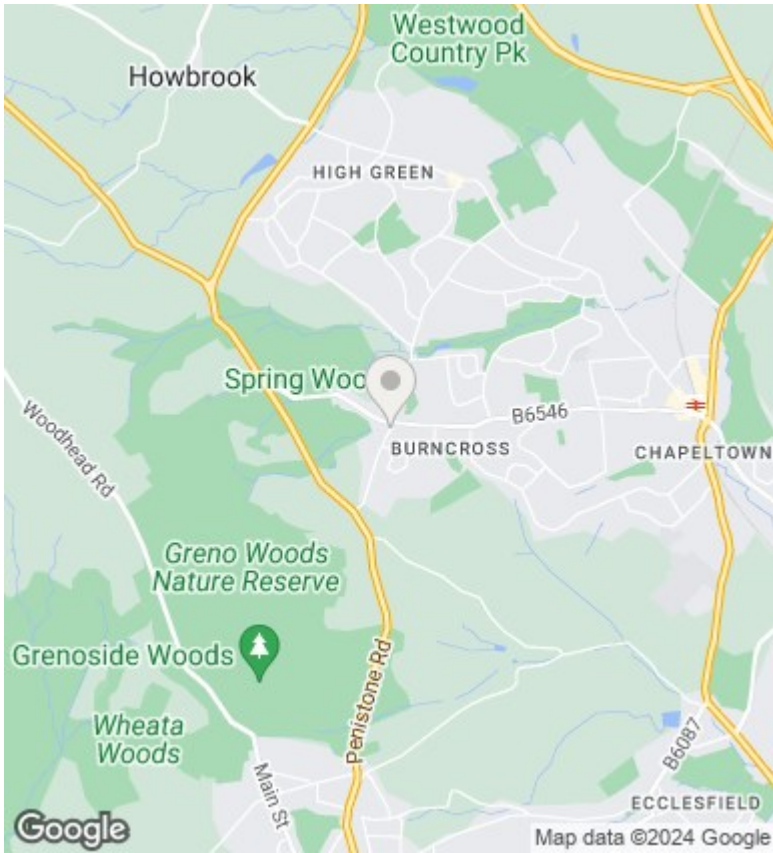
Family bathroom; With; Three piece suit; Comprising of; Pedestal wc, Wash basin set in vanity storage unit; Panelled bath with glass shower screen and wall mounted shower; Vinyl flooring; Central heating radiator; White tiled walls; Extractor fan; Ceiling light point;

OUTSIDE

Well looked after communal areas with off road allocated parking to the rear.

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	