



## Hallwood Rise, Chapeltown, S35

Asking Price £145,000

- MODERN PENTHOUSE TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- THE SERVICE CHARGE IS £840 PER ANNUM
- OPEN PLAN LOUNGE, KITCHEN AND DINER
- POPULAR AREA - CLOSE TO GOOD LOCAL AMENITIES
- COUNCIL TAX BAND A - £1,440.86

- WELL MAINTAINED COMMUNAL AREAS
- LEASEHOLD - 182 YEARS REMAINING

# Hallwood Rise, Chapeltown, S35

**\*\*SPACIOUS TWO BED PENTHOUSE APARTMENT\*\*** A viewing is absolutely essential to appreciate the space on offer in this modern two bedroom second floor penthouse apartment. Located in the popular area of Burncross, with excellent transport and motorway links close by. The property briefly comprises of; Communal entrance; Four flights of stairs to the penthouse landing; Communal inner hallway; The apartments entrance hallway; Open plan lounge kitchen diner; Two bedrooms; Modern family shower room; Allocated parking space; Maintained gardens and outside space.



Council Tax Band: A



### **COMMUNAL ENTRANCE**

The communal areas, both inside and out, are well maintained by the management company with regular upkeep. Access is obtained through a part glazed entrance door into the communal entrance; Four flights of carpeted stairs take you to the penthouse landing; uPVC double glazed window to the side elevation; A solid door leads you into a communal inner hallway;

### **COMMUNAL INNER HALLWAY**

Access through a solid door and having; uPVC double glazed window to the front elevation; Tiled flooring; Solid doors to storage areas; Solid doors to this apartment and to one other;

### **ENTRANCE HALLWAY**

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

### **OPENPLAN LOUNGE KITCHEN DINER**

Ideal for today's modern living is this delightful open plan space;

### **LOUNGE**

Comprising of; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **KITCHEN DINER**

Having; Cream wall, base and drawer units with black roll top work surfaces; Single sink and drainer with mixer tap; uPVC double glazed window to the front elevation; Integrated oven and four ring gas hob, with extractor hood above; Integrated under unit fridge and freezer; Space and plumbing for a washing machine; Wood effect flooring; Ceiling light points; Central heating radiator;

### **BEDROOM ONE**

The spacious primary bedroom has; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

Bedroom two has; uPVC double glazed velux window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY SHOWER ROOM**

This newly modernised family shower room has; WC; Wash basin set into a vanity storage unit; Shower enclosure with rain head and hand held shower attachments; Side screen door; Vertical heated towel rail; Tiled walls; Recessed ceiling spotlights; Wood effect flooring; Extractor fan;

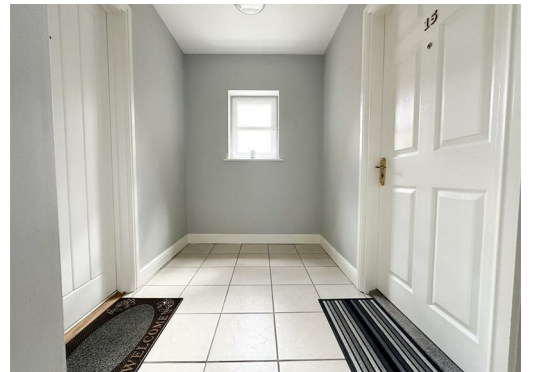
### **OUTSIDE**

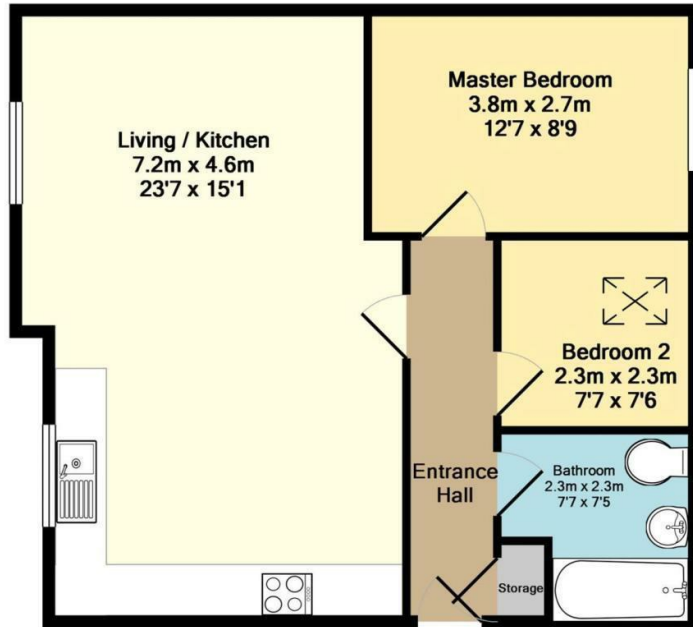
Well maintained communal areas, with off road allocated parking to the rear;

### **ADDITIONAL DETAILS**

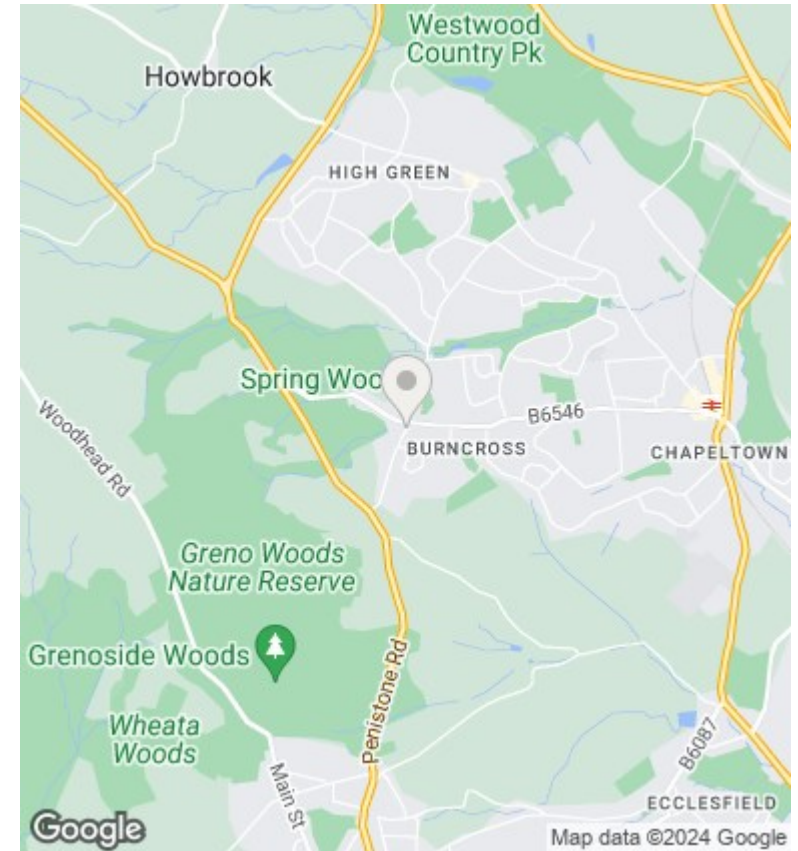
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any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







Total Approx. Floor Area 56.1 Sq.M. (604 Sq.Ft.)  
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## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	