



Abbeydale Road South, Sheffield S7 2PZ

Guide Price £85,000

****GUIDE PRICE £85,000 TO £95,000****

VIRTUAL TOUR

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this well proportioned, first floor apartment, located in the retirement housing complex of Ranulf Court, Millhouses. Located close-by to a range of amenities and public transport links, the complex offers: resident management staff and careline alarm service, lift, lounge, laundry, guest facilities, kitchen, and frequent social activities. The property comprises: entrance hallway, large lounge, kitchen, double bedroom and shower room. Externally car parking is available. A viewing is highly recommended.

Tenure: Leasehold



Entrance Hallway

Entered through a timber entrance door with carpeted flooring and access to a storage cupboard.

Store Cupboard

Substantial storage cupboard housing the hot-water cylinder and electricity meters, while also providing ample additional storage space.

Lounge

10'5" x 17'4" (3.19m x 5.30m)

A generously proportioned lounge with carpeted flooring, a rear-facing UPVC double-glazed window and an Economy 7 storage heater. Glazed timber doors lead into the kitchen.

Kitchen

7'3" x 7'4" (2.23m x 2.25m)

Fitted with a range of wall and base units with contrasting worktops, incorporating a stainless-steel sink and a four-ring electric hob with an extractor above. Further benefiting from mid-height electric oven, fridge freezer, tiled splashbacks and a rear-facing UPVC double-glazed window.

Bedroom

9'1" x 11'5" (2.78m x 3.50m)

Well presented and having a rear-facing UPVC double-glazed window, carpeted flooring, fitted mirrored wardrobes and an Economy 7 storage heater.

Shower Room

5'5" x 6'9" (1.67m x 2.08m)

Fitted with a large shower enclosure featuring tiled splashbacks, a glazed shower screen and an electric shower, together with a WC and vanity wash basin. Further benefiting from cushion flooring, a heated towel rail and an illuminated mirror.

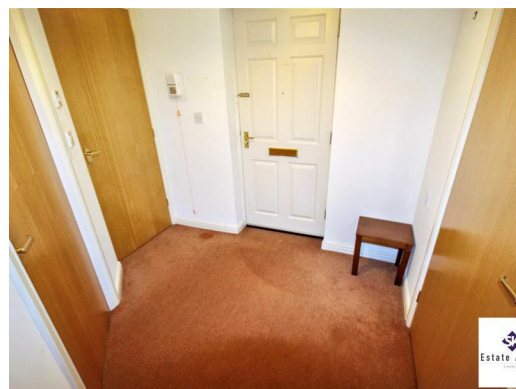
Exterior

Externally, the development benefits from a residents car park and well-maintained communal gardens.

Communal Facilities

Residents have access to a communal room, which is available to hire for private functions. Weekly coffee mornings are held every Wednesday. Communal laundry facilities are also available, with each resident allocated a two-hour weekly time slot.

This apartment is ideal for those seeking comfort, convenience and a welcoming community in the heart of Millhouses. Don't miss the opportunity to make this fabulous property your new home—contact us to arrange your viewing.



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Zoopla FindaProperty.com

Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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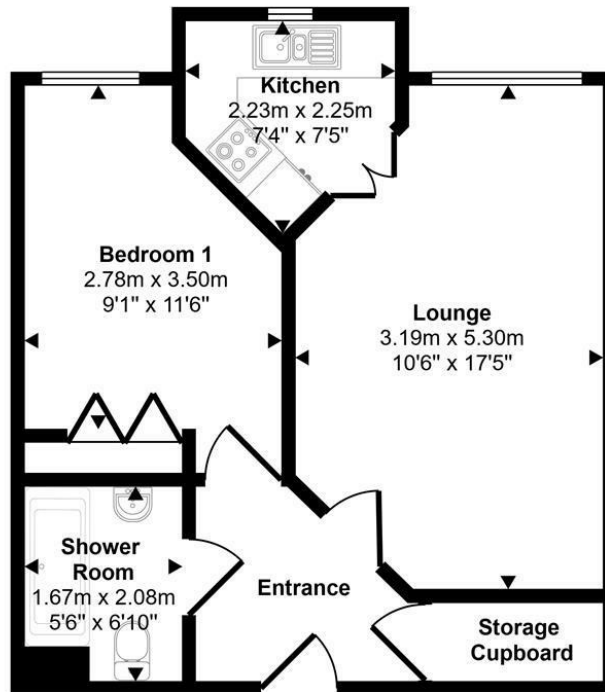
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Approx Gross Internal Area
40 sq m / 427 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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