



Hornbeam Close

Chapelton, Sheffield, S35 1PS

Guide Price £140,000 - £150,000



- 2 BED FIRST FLOOR FLAT
- LOCATED AT THE END OF A QUIET CUL DE SAC
- BEAUTIFULLY PRESENTED
- NEUTRAL DECOR
- GOOD COMMUTER LOCATION & CLOSE TO AMENITIES

- NO UPWARD CHAIN
- GARDEN TO FRONT
- MODERN KITCHEN AND BATHROOM
- MOVE STRAIGHT IN
- COUNCIL TAX BAND A

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GUIDE PRICE £140,000 - £150,000. NO UPWARD CHAIN! Nestled at the end of a tranquil cul de sac on Hornbeam Close in Chapelton, Sheffield, this beautifully presented first-floor flat offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property boasts generous dimensions and a neutral decor that creates a welcoming atmosphere. The modern fixtures and fittings throughout enhance the flat's appeal, making it an ideal choice for a variety of buyers.

One of the standout features of this property is the sizeable garden area at the front, which presents plenty of potential for outdoor enjoyment or personalisation. Additionally, the flat comes with an allocated parking space in the resident car park, ensuring that parking is never a concern.

The location is superb, with a wide array of amenities just a stone's throw away. The flat is also conveniently situated just minutes from the M1 motorway, providing excellent transport links to Sheffield, Barnsley, and Rotherham. Public transport options are readily available, making commuting and exploring the surrounding areas easy and efficient.

This flat is ready for you to move straight in, and with no upward chain, the process can be swift and straightforward. Whether you are looking to downsize, take your first step onto the property ladder, or seeking a sound investment opportunity, this flat presents a fantastic option. Don't miss the chance to make this lovely property your new home.

ENTRANCE/LANDING

Terracotta steps lead up to the uPVC glazed entrance door, with stairs rising to the landing. The landing hosts a built-in storage cupboard housing the combi boiler, along with a loft hatch with fitted ladders leading to a partially boarded and lit loft, offering excellent additional storage. A wall mounted radiator and doors leading to all rooms complete the space.

LIVING ROOM

14'7" x 11'0" (4.46 x 3.36)

A light and airy living room drenched in natural light through a large front facing uPVC window. A wall mounted pebble effect electric fire provides a great focal point and a cosy feel during the winter months. Further comprising an aerial point, telephone point, wall mounted radiator and a door leading directly through to the kitchen.

KITCHEN

8'11" x 7'10" (2.73 x 2.39)

The kitchen offers an array of contemporary light wood wall and base units providing plenty of storage, with cream granite effect work surfaces and over counter spotlighting. An inset stainless steel sink and drainer with chrome mixer tap sits alongside an inset gas hob with stainless steel extractor above and an integrated electric oven. A tall integrated fridge/freezer, under counter space and plumbing for a washing machine are also included. Completed by a plinth heater, laminate flooring and a uPVC window overlooking the field to the rear.

BEDROOM 1

12'6" x 10'2" (3.83 x 3.11)

A good sized double bedroom boasting an array of fitted light wood wardrobes, drawers and bedside tables, along with a built-in storage cupboard, wall mounted radiator and front facing uPVC window.

BEDROOM 2

10'3" x 8'7" (3.14 x 2.63)

Previously used as a formal dining room, this versatile space was originally a second bedroom and could easily be returned to that use. Complete with built-in light wood wardrobes, wall mounted radiator and rear facing uPVC window.

BATHROOM

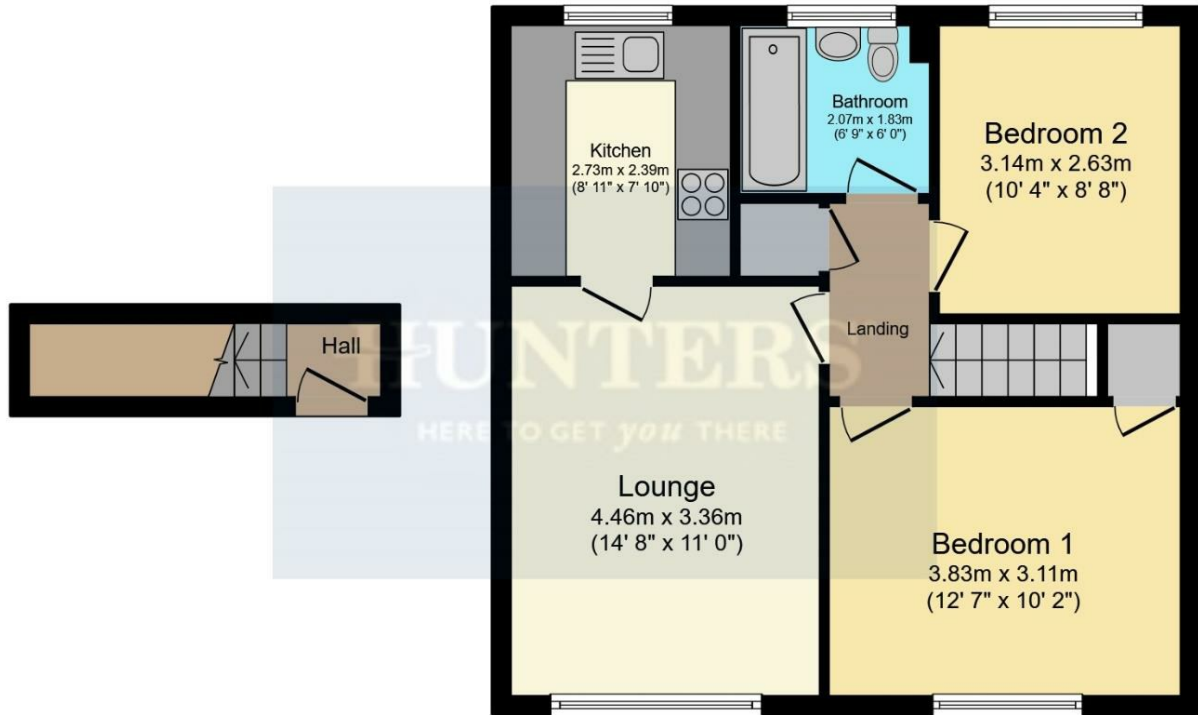
6'9" x 6'0" (2.07 x 1.83)

A modern and serene bathroom, neutrally tiled in a mosaic style around the suite and comprising a bath with electric shower over, white pedestal sink, low flush WC, wall mounted radiator, tiled flooring and frosted uPVC window.

EXTERIOR

To the front of the property is a substantial garden area belonging to the flat, currently decorated with established, well-pruned hedges — though these could be trimmed back to make more of the space as your own private garden. To the side of the property is a large storage unit providing that extra storage space we all crave, and a small seating area has been created at the bottom of the steps. Ample on street parking is available, with the added benefit of an allocated space in a nearby residents car park.

Floorplan



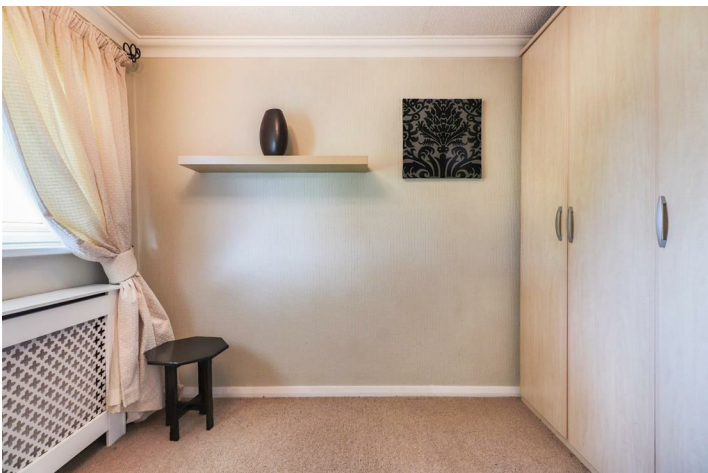
Ground Floor

First Floor

Total floor area 56.2 sq.m. (605 sq.ft.) approx


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io








Energy Efficiency Graph

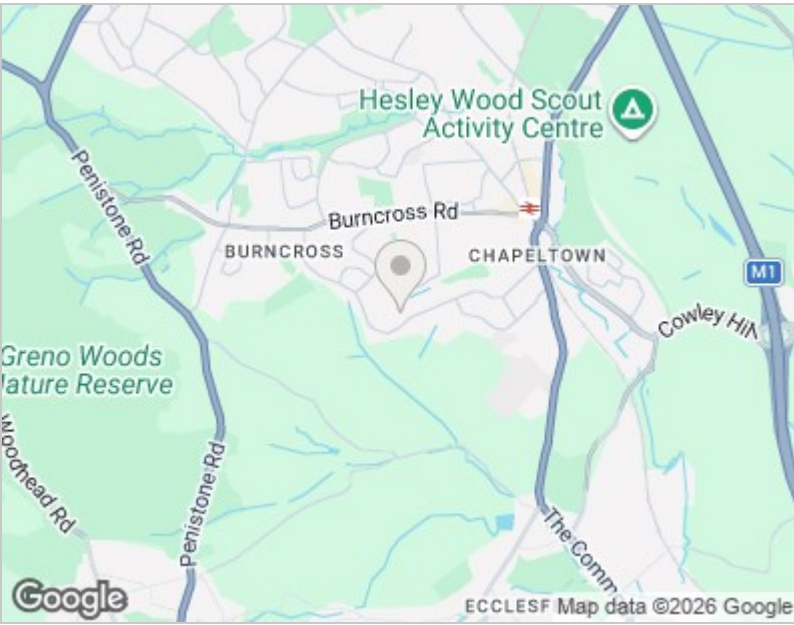
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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