



30 Mortomley Lane

High Green, Sheffield, S35 3HR

Guide Price £150,000 - £160,000



- 2 BEDROOM PENTHOUSE
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING AREA
- CONTEMPORARY KITCHEN AND BATHROOM
- LIFTS TO ALL FLOORS
- COMMUNAL GARDENS
- OVER 55s DEVELOPMENT
- TWO DOUBLE BEDROOMS
- NEUTRAL DECOR THROUGHOUT
- ALLOCATED RESIDENTS PARKING
- COUNCIL TAX BAND B

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GUIDE PRICE £150,000 - £160,000. Set on the top floor of a leafy over 55s development in High Green, this sizeable two bedroom penthouse is perfect for anyone looking to downsize without compromising on space. It is neutrally decorated, with modern fixtures and fittings throughout, and is ready for you to move straight in. A lift serves every floor, so access is easy, while the top-floor position makes the most of the natural light.

Inside, the open plan kitchen, living and dining space is the heart of the home, drenched in natural light and a great social space for family and friends. Both bedrooms are doubles, with the master offering plenty of fitted storage, and the hallway adds even more with a large cupboard. It is a home that has been well looked after, and there is nothing to do but unpack and enjoy it.

Outside, the extensive communal gardens are well kept, with established trees for shade and a choice of seating areas to enjoy the warmer months. You also have your own allocated parking space, with visitor parking for guests.

The local park and amenities are within walking distance, there are good bus routes close by, and the M1 is a short drive away.

Comfortable, convenient and ready to go, this penthouse is the ideal next step for downsizers who want a low-maintenance lifestyle with space to spare. Early viewing is highly recommended.

ENTRANCE HALLWAY

A roomy entrance hall that makes a great first impression on any guest and offers plenty of space for coats and shoes. There is a loft hatch, a wall-mounted intercom system and a large storage cupboard, which houses the combi boiler and has plumbing for a washing machine. Doors lead off to all rooms.

KITCHEN/LIVING/DINER

19'9" x 16'4" (6.02 x 5)

An impressive open plan kitchen, living and dining space, drenched in natural light from two Velux windows and a further uPVC window to the side elevation overlooking the park.

The kitchen area has a beautiful country-style kitchen with cream wall and base units providing plenty of storage, contrasting wood-effect work surfaces and an inset stainless steel sink and drainer. There is an inset electric hob with extractor hood above, an integrated electric eye-level oven, space for a tall fridge freezer and inset spotlights overhead.

The kitchen opens out into a sizeable living and dining area, creating a great social space, with an aerial point, telephone point, two wall-mounted radiators and an ambient wall light.

BEDROOM 1

16'4" x 10'5" (5 x 3.2)

A generously sized, elegant master bedroom with an array of fitted dark wood wardrobes, matching drawers, bedside tables and headboard, offering plenty of that extra storage we all crave. There is also a Velux window, a wall-mounted radiator, an aerial point and a telephone point.

BEDROOM 2

15'8" x 9'1" (4.8 x 2.79)

A further double bedroom with a wall-mounted radiator and a uPVC window.

BATHROOM

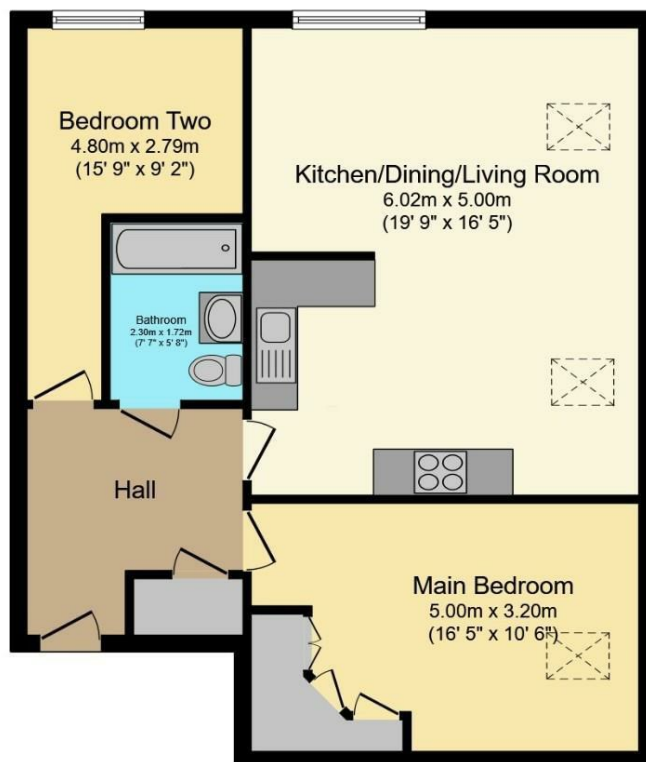
7'6" x 5'7" (2.3 x 1.72)

A spacious bathroom, tiled in serene natural grey tones. There is a bath with shower over, a wall-mounted white ceramic hand basin and a low-flush WC. A wall-mounted chrome heated towel rail, extractor fan, shaver point and inset spotlights complete the room.

EXTERIOR

Outside there are extensive communal gardens with a variety of seating areas, ideal for sitting out in the warmer months. The gardens are well kept, with established trees offering shade on warmer days and well-tended shrubs adding splashes of colour. The apartment comes with an allocated parking space in the residents' car park, and there is additional visitor parking for guests.

Floorplan



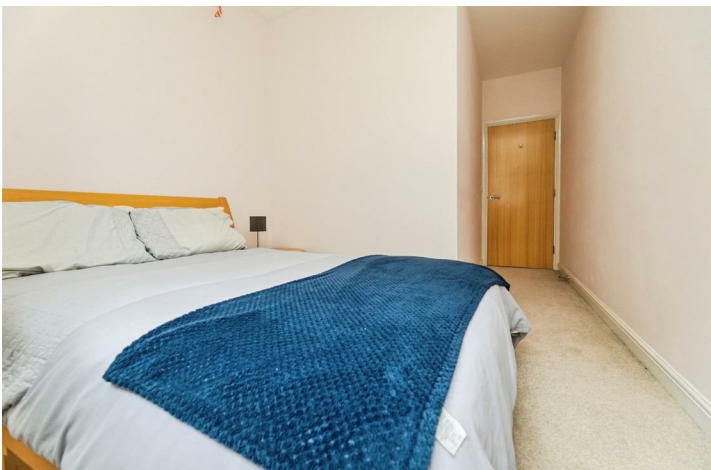
Floor Plan

Total floor area: 69.2 sq.m. (745 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

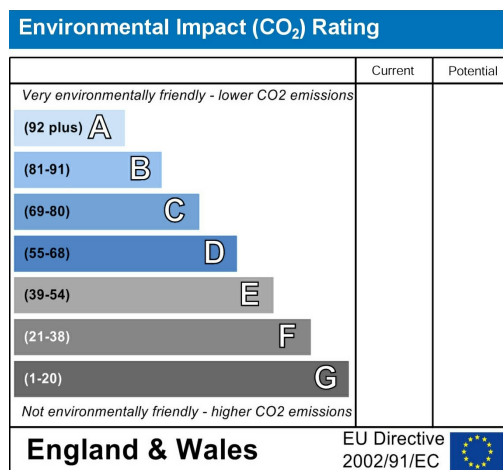
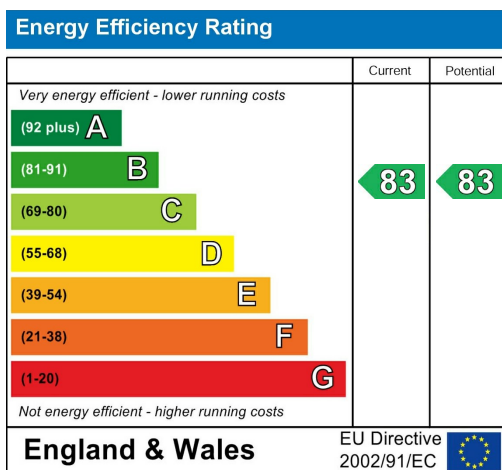
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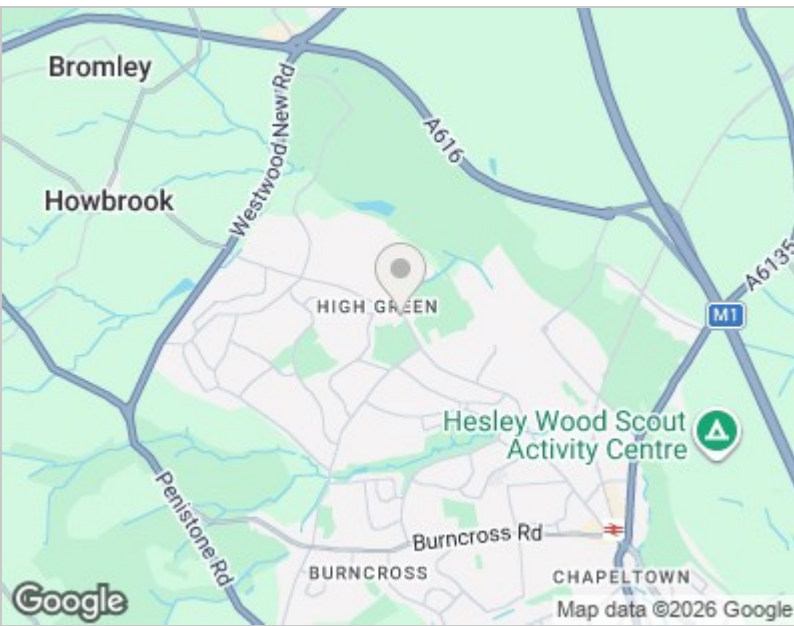
Energy Efficiency Graph



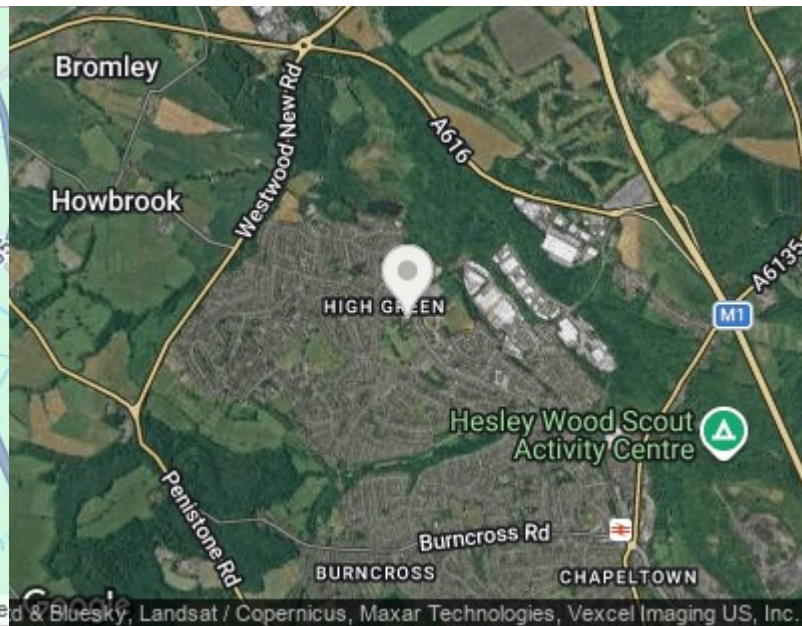
Viewing

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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