



## Mortomley Hall Gardens

High Green, Sheffield, S35 3HG

Asking Price £120,000



- 2 BED GROUND FLOOR APARTMENT
- NO UPWARD CHAIN
- MODERN KITCHEN AND WET ROOM
- WELL KEPT COMMUNAL GARDENS FOR OUTDOOR SPACE
- WALKING DISTANCE TO AN ARRAY OF AMENITIES AND BUS STOP
- OVR 55s DEVELOPMENT
- GOOD DIMENSIONS
- NEUTRAL DECOR
- RESIDENTS CAR PARK
- COUNCIL TAX BAND A

# Mortomley Hall Gardens

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**NO UPWARD CHAIN!** Nestled in the tranquil setting of Mortomley Hall Gardens in High Green, Sheffield, this delightful ground floor apartment is an ideal choice for those aged over 55 seeking a comfortable and convenient lifestyle.

Convenience is key, as this property is within walking distance to local amenities, including a bus stop, shops, a leisure centre, and a nearby park. This prime location ensures that everything you need is just a short stroll away, making it an excellent choice for those looking to embrace a relaxed yet active lifestyle.

The property boasts two well-proportioned bedrooms, perfect for accommodating guests or creating a peaceful retreat. The inviting reception room offers a warm and welcoming space for relaxation and socialising. The modern kitchen is designed with functionality in mind, providing an excellent area for culinary pursuits. The apartment also features a contemporary wet room, ensuring ease of access and comfort for all residents. The neutral decor throughout the property allows for personal touches, making it easy to create a home that reflects your style.

Residents can enjoy the beautifully maintained communal gardens, which provide a serene outdoor space for socialising or simply soaking up the sun. Additionally, the large residents' car park offers ample parking for both you and your visitors.

Briefly comprising entrance hall, living room, kitchen, two good sized bedroom and wet room.

In summary, this charming two-bedroom flat in a sought-after over 55s complex presents a wonderful opportunity for comfortable living in a vibrant community. Don't miss the chance to make this lovely apartment your new home...book your viewing today!

## ENTRANCE HALLWAY

Through a glazed composite door leads into a roomy entrance hall, offering a built in storage cupboard containing the water tank/cylinder, wall mounted radiator, wall mounted boiler, telephone point and tall uPVC frosted window.

## LIVING ROOM

14'9" x 12'5" (4.5 x 3.8)

A spacious living room hosting a charming white fireplace with marble surround and gas coal effect fire; giving a great focal point to the room and cosy feel in the wintry months, also boasting a large built in storage cupboard, wall mounted radiator, aerial point, telephone point and large uPVC bay window drenching the room in natural light.

## KITCHEN

9'10" x 5'10" (3 x 1.8)

A contemporary kitchen hosting an array of white wall and base units providing plenty of storage space, granite effect work surfaces, inset stainless steel sink and drainer, space/alcove for tall fridge/freezer and gas cooker, under counter space and plumbing for washing machine, laminate flooring and front facing uPVC window.

## BEDROOM 1

12'1" x 8'10" (3.7 x 2.7)

A large double bedroom comprising built in wardrobes, wall mounted radiator, telephone point and uPVC window.

## BEDROOM 2

9'10" x 4'11" (3 x 1.5)

A good sized single bedroom, study or hobby room, comprising wall mounted radiator and uPVC window.

## BATHROOM

8'4" x 5'6" (2.55 x 1.7)

A generously sized, modern wet room, fully tiled in marble effect tiling, comprising wall mounted electric shower, white pedestal sink, low flush WC, wall mounted chrome heated towel rail, non slip

textured flooring, extractor fan and frosted uPVC window.

## EXTERIOR

The development boasts an array of well manicured and kept communal gardens, with a neat lawned area directly outside; to the side of this property, offering a great place to sit out on summer days or dry washing. The front of the property boasts a ramp for easy access and a small seating area directly outside the front door. There is a large residents car park, offering plenty of parking for you and your guests.

## Floorplan



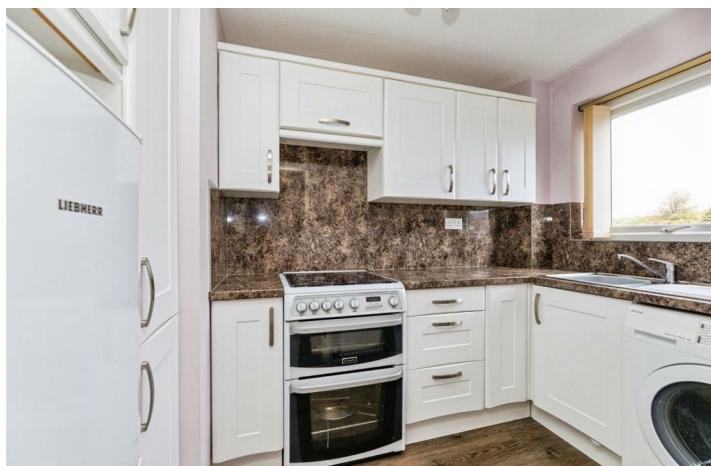
### Floor Plan

Floor area 48.1 sq.m. (517 sq.ft.)

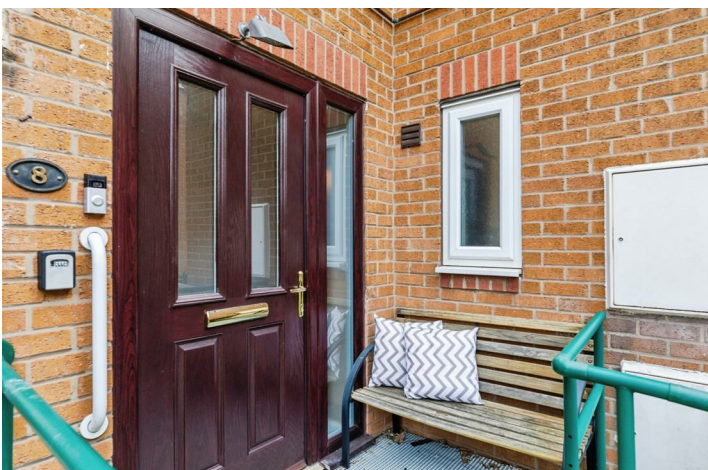
Total floor area: 48.1 sq.m. (517 sq.ft.)

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](http://www.Propertybox.io)

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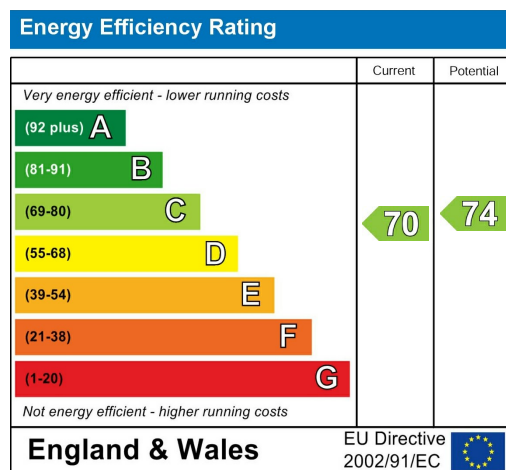


Tel: 0114 257 8999





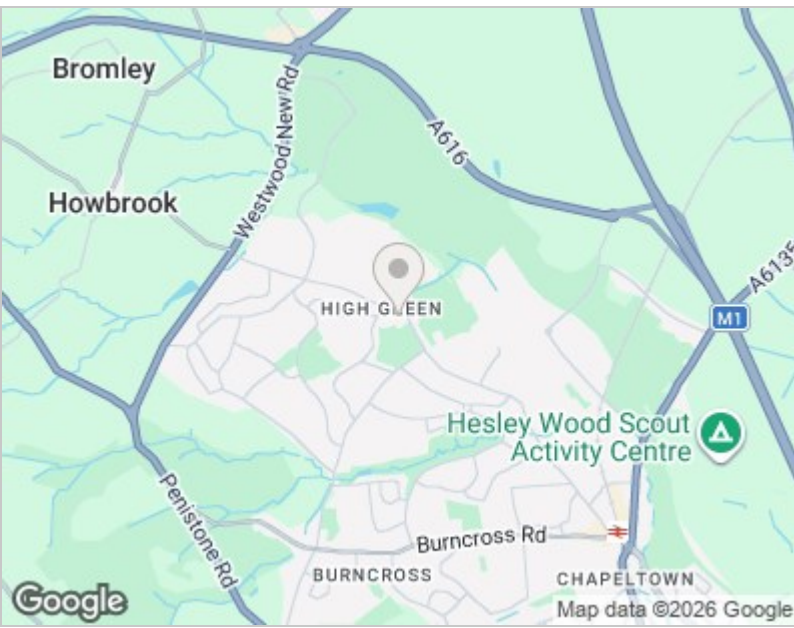
## Energy Efficiency Graph



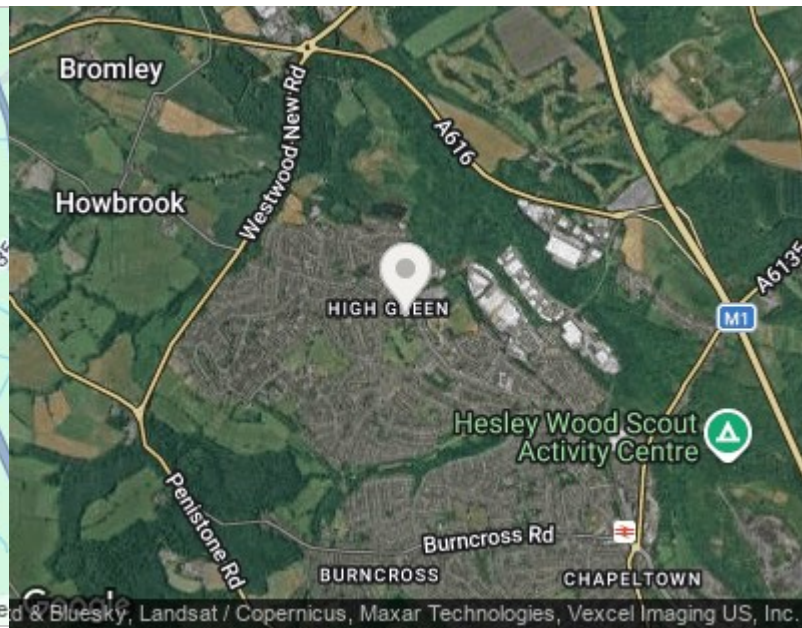
## Viewing

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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