



Cowley Court, Cowley Lane

Chapeltown, Sheffield, S35 1SY

Guide Price £150,000 - £160,000



- 2 BEDROOM GROUND FLOOR APARTMENT
- NO UPWARD CHAIN
- SPACIOUS LAYOUT
- COMMUNAL GARDENS & CONSERVATORIES
- WALKING DISTANCE TO AN ARRAY OF AMENITIES AND TRAIN STATION
- OVER 60s DEVELOPEMENT
- SOUGHT AFTER DEVELOPMENT
- MODERN FIXTURES AND FITTINGS
- BARRIERED CAR PARK
- COUNCIL TAX BAND A

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GUIDE PRICE £150,000 - £160,000. NO UPWARD CHAIN! Nestled in the charming development on Cowley Lane, Chapelton, Sheffield, this well-presented ground floor apartment offers a delightful living space, perfect for those over 60 who value comfort and convenience. With two spacious bedrooms, this property is designed to cater to your needs while providing a warm and inviting atmosphere.

The location is truly advantageous, as it is within walking distance to a variety of shops, making daily errands effortless. For those who rely on public transport, excellent links are readily available, with the train station and bus routes just a stone's throw away. Additionally, the M1 motorway is only minutes away, ensuring easy access to the wider region for those who wish to explore further afield.

Inside, the apartment features good dimensions and tasteful décor, complemented by modern fixtures and fittings that enhance the overall appeal. Safety and security are paramount, with a secure intercom system in place, providing peace of mind for residents. Ample parking is available, and the communal garden and conservatories offer a lovely space to relax and enjoy the outdoors.

This flat is situated in a highly sought-after development, making it a rare find in the current market. We encourage you to book your viewing promptly to avoid disappointment, as properties like this do not stay on the market for long. Embrace the opportunity to make this charming apartment your new home.

ENTRANCE HALL

A wonderfully welcoming first impression awaits, with this roomy hallway offering far more than just a thoroughfare. Two large storage cupboards provide the kind of cloakroom space we all dream of — perfect for keeping everyday life neatly tucked away. Presented in neutral décor, the hallway also benefits from an intercom system and a wall-mounted radiator, with doors leading to all principal rooms.

LIVING ROOM

14'5" x 12'9" (4.4 x 3.9)

This light and airy living space is flooded with natural light courtesy of a large uPVC bay window. Practical touches include an aerial point, telephone point and two wall-mounted radiators, while a large archway opening seamlessly through to the kitchen, creating a wonderfully sociable and connected feel.

KITCHEN

12'9" x 6'10" (3.9 x 2.1)

A fantastic, spacious breakfast kitchen that effortlessly combines style with practicality. An impressive array of modern light wood wall and base units offers an abundance of storage, complemented by smart cream work surfaces that tie the whole look together. The kitchen is well-equipped, featuring an integrated gas hob with a sleek stainless steel extractor hood over, an integrated electric oven, and an inset ceramic one-and-a-half bowl sink and drainer with mixer tap. Practical considerations have been well thought out too, with space for a tall fridge/freezer, under-counter space and plumbing for a washing machine, and a conveniently housed wall-mounted combi boiler. Finished with tiled flooring and an extractor fan, there is also space for a table and chairs — making this a wonderful spot for casual dining.

BEDROOM 1

11'9" x 8'2" (3.6 x 2.5)

A beautifully presented double bedroom, hosting wood effect flooring, wall mounted radiator and front facing uPVC window.

BEDROOM 2

10'9" x 6'10" (3.3 x 2.1)

Currently utilised as a dressing room, this versatile space would make an equally practical single bedroom — ideal for a guest room or home office. A wall-mounted radiator and uPVC window complete the room, offering flexibility to suit a variety of needs.

BATHROOM

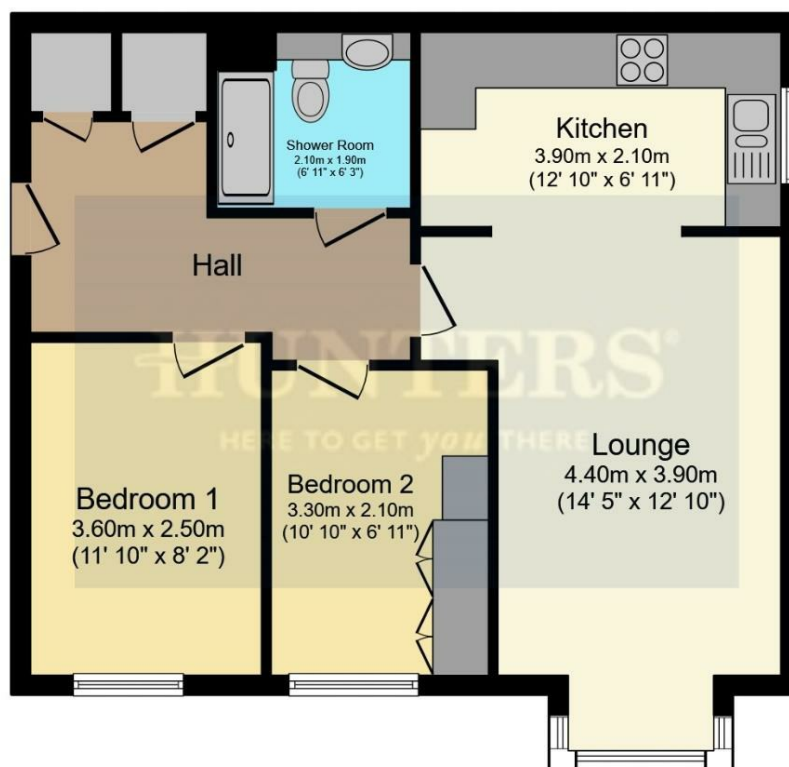
6'10" x 6'2" (2.1 x 1.9)

A modern and well-presented bathroom comprising a large double walk-in shower cubicle, a light wood vanity unit with built-in low flush WC and ceramic sink, wall-mounted radiator, shaver point and extractor fan

EXTERIOR

The property benefits from plenty of off-road parking within a large car park, complete with a security barrier for added peace of mind. The building is surrounded by well-kept communal gardens, with patio areas, washing lines and two communal conservatories available for all residents to enjoy.

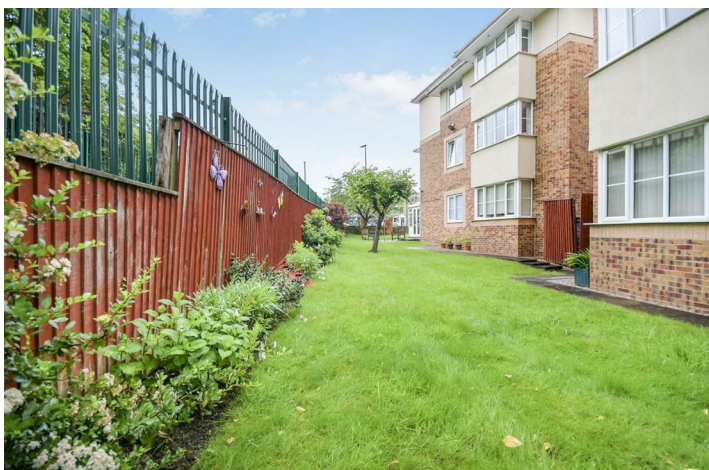
Floorplan



Total floor area 57.6 sq.m. (620 sq.ft.) approx

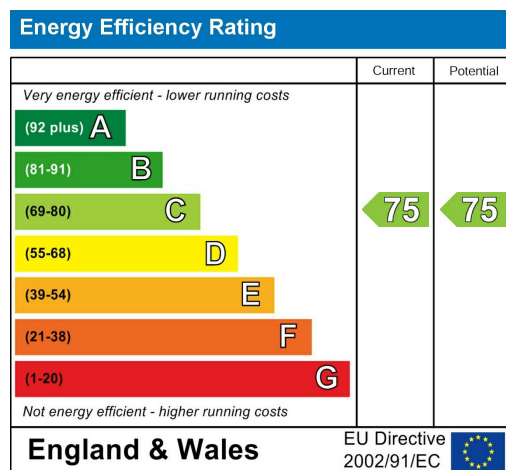
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







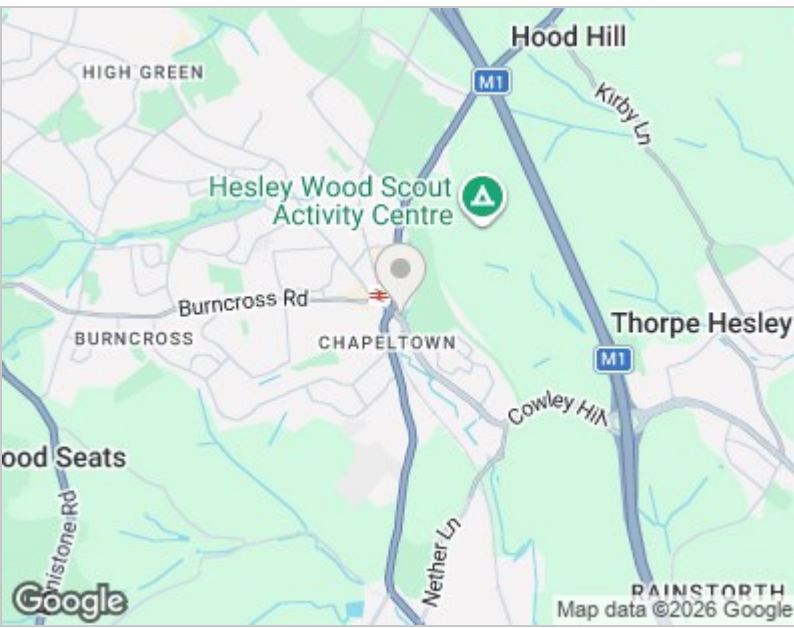
Energy Efficiency Graph



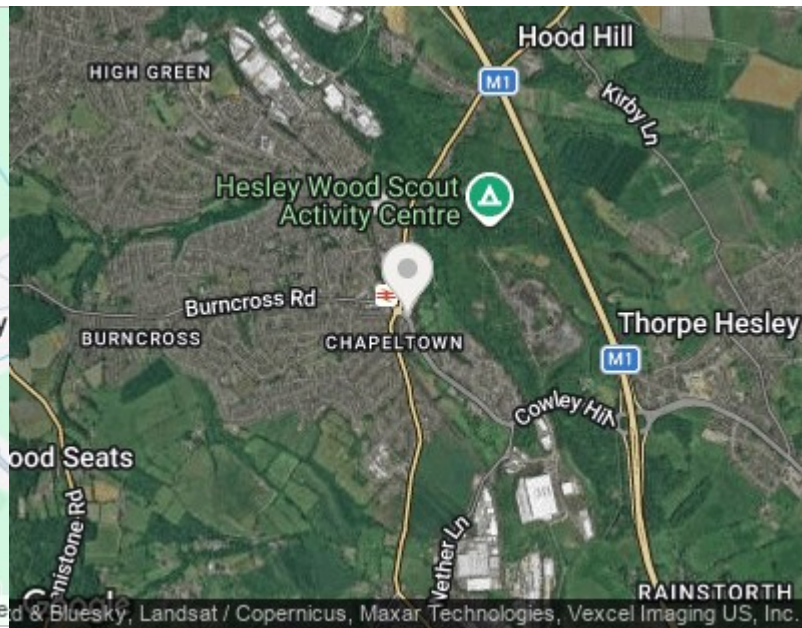
Viewing

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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