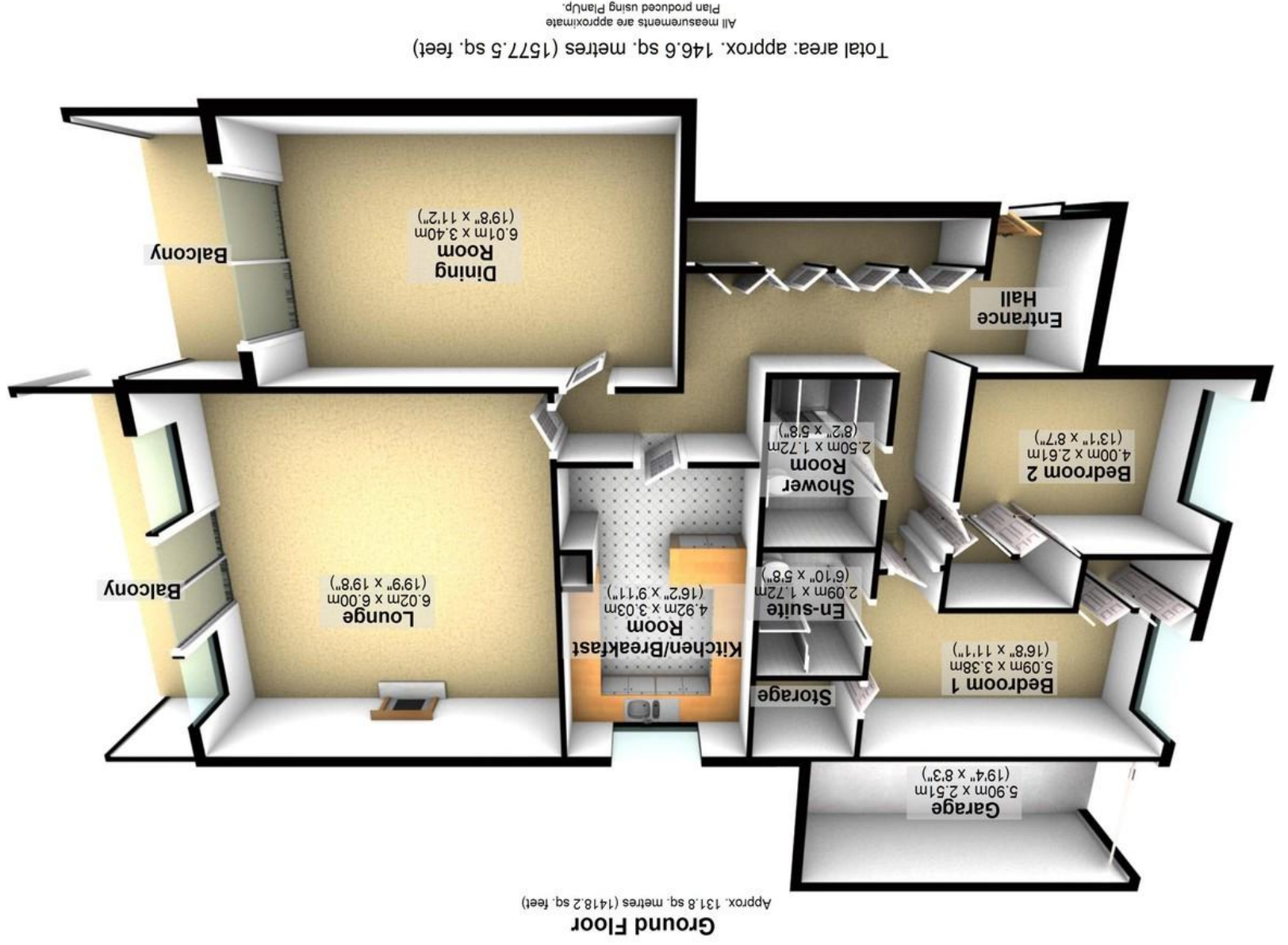


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
75	76

England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	





10 Whinfall Court | Whirlow | Sheffield | S11 9QA Property Tenure: Leasehold

An absolutely fabulous, immaculately presented and very deceptive two double bedroomed, two bathroomed, ground floor apartment. Forming part of this prestigious residential development that enjoys its own residents swimming pool, visitors parking bays and manicured communal grounds. Situated in the very heart of Whirlow this superb property is flooded with a feeling of light space throughout the 1,557 sq feet of accommodation. Enjoying its own private garage with parking in front adjacent to the entrance, stunning balcony that affords some splendid views and newly fitted kitchen and bathroom. Offered to the open market with the benefit of no upward chain, this property will be of particular interest to those looking downsize or the professional couple alike. Located in unquestionably one of Sheffield's most sought after addresses number 10 is within easy access to amenities within Dore village, excellent public transport links and of course The Peak District is literally on the doorstep.



- PROPERTY FEATURES**
- TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT
 - PRIVATE GARAGE ADJACENT TO THE ENTRANCE
 - BALCONY WITH FABULOUS VIEWS
 - PEAK DISTRICT LITERALLY ON THE DOORSTEP
 - IDEAL FOR THOSE LOOKING TO DOWNSIZE
 - PRESTIGIOUS DEVELOPMENT IN THE HEART OF WHIRLOW
 - NO CHAIN AND CLOSE TO NUMEROUS LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS
 - 1,557 SQ FEET OF INCREDIBLE ACCOMMODATION
 - NEWLY FITTED KITCHEN AND BATHROOM
 - LEASEHOLD WITH 258 YEARS LEFT

