



£160,000 Offers Over

Highfield Lane, Waverley, Rotherham

Apartment | 2 Bedrooms | 2 Bathrooms

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- BEAUTIFULLY PRESENTED THROUGHOUT
- Two Double Bedroomed Penthouse/Master with Ensuite
- Stunning Modern Open Plan Kitchen
- Spacious Lounge With Full Length Windows
- Fabulous Bathroom
- Designated Parking
- Well Maintained Communal Areas
- Highly Desirable Location
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

TO LIVE OR TO INVEST, THIS APARTMENT YOU MUST SEE...BEAUTIFULLY PRESENTED ON HIGHFIELD LANE ON THE WAVERLEY...!

Uflit are more than delighted to welcome to the market this beautifully presented TWO DOUBLE BEDROOM PENTHOUSE APARTMENT. Located in this highly desirable modern development of the WAVERLEY

Main Particulars

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Uflit are more than delighted to welcome to the market this beautifully presented TWO DOUBLE BEDROOM PENTHOUSE APARTMENT. Located in this highly desirable modern development of the WAVERLEY, within easy reach of local amenities, excellent transport links, fabulous lake side walks and a stones throw away from the newly built school. The communal areas both inside and out are well maintained. Briefly comprising of a stunning open plan living area with a high end kitchen, spacious lounge benefitting from full length windows, a beautiful bathroom and two double bedrooms with ensuite to master. To the outside well maintained communal areas with designated parking and further visitor parking. The property benefits from an intercom access and potentially comes partly furnished. If you want a low maintenance apartment in a desirable modern development then Uflit have found your perfect haven.

VIEWING HIGHLY ADVISED Call Uflit TODAY 01709 912730.

Council Tax Band: B

Tenure: Leasehold

Entrance hall

Entering through a communal door with security intercom system to a light and welcoming hallway beautifully maintained.

Kitchen Area

A stunning fully fitted kitchen comprising of a large range of wall and contrasting base units with complimentary worksurface areas and matching upstands. Appliances to include an eye level built-in electric oven with complimentary microwave above, gas hob with stainless steel back panel and extractor, integrated fridge freezer and a washer dryer. A front facing upvc window further illuminates and undercounter lighting creates the mood.

Open Plan Lounge/ Kitchen w: 3.4m x l: 8.4m (w: 11' 2" x l: 27' 7")

A beautifully presented spacious lounge where your eyes are drawn to two front facing full length upvc windows illuminating this entire space and two radiators add to the warmth, a carpet flows throughout and splits to tiles to the kitchen giving a sense of separation to the open plan aspect.

Bedroom 1 w: 3.1m x l: 3.6m (w: 10' 2" x l: 11' 10")

A double bedroom with a range of modern sliding mirrored wardrobes, carpeted flooring, radiator, a rear facing upvc window and a door giving access to the ensuite.

Ensuite w: 1.2m x l: 2.2m (w: 3' 11" x l: 7' 3")

A stunning ensuite with a fitted double headed shower and feature tiled back panels, floating wash hand basin and low level wc. Further partially tiled walls with contrasting flooring, heated towel rail and spot lighting.

Bedroom 2 w: 2.9m x l: 2.5m (w: 9' 6" x l: 8' 2")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window.

Bathroom w: 2.3m x l: 2.2m (w: 7' 7" x l: 7' 3")

A beautifully presented bathroom comprising of a panelled bath with overhead mixer tap shower and screen, floating wash hand basin and low level wc. Partially tiled with feature walls and contrasting floor tiles, spot lighting, heated towel rail and a rear facing upvc window.

Outside

The property sits back from the road side nestled away in beautifully maintained communal grounds with manicured borders and has a designated parking space with ample visitor parking.

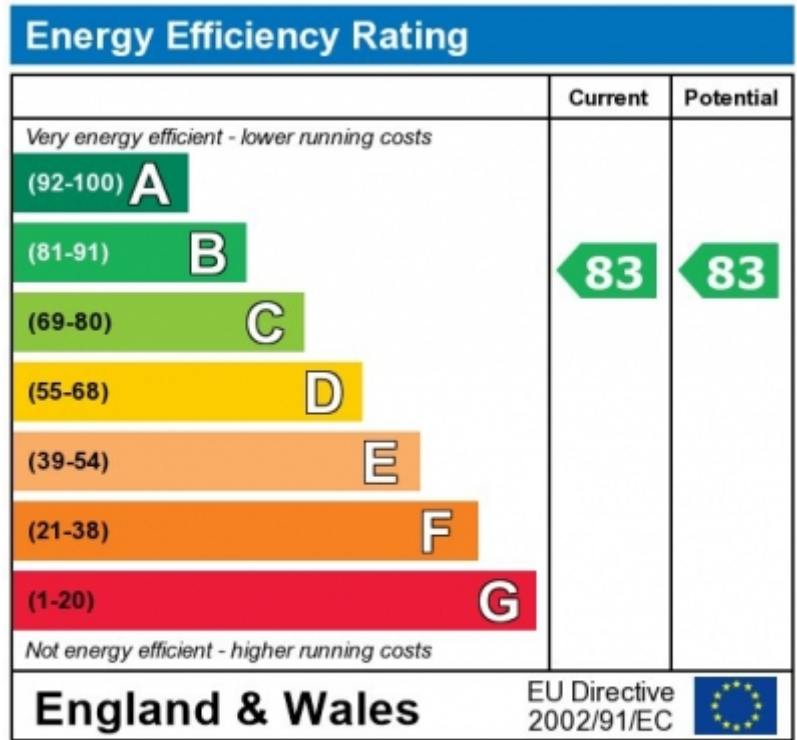


Ground Floor



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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