

19 Hallam Grange Close, Fulwood, Sheffield, S10 4BN
Offers In Excess Of £220,000

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Council Tax Band: B

A stunning, modern styled two double bedroom first floor apartment which is located within this popular development in Fulwood. Ideal for first time buyers, downsizers or landlords the property enjoys additions such as a south facing balcony and garage and has recently undergone a complete scheme of modernisation. Located close to shops and amenities along with regular bus routes giving easy access to the Universities, Hospitals, the City centre and the Peak District. The property is also within excellent school catchment areas. With double glazing and gas central heating throughout, the property in brief comprises; Secure communal lobby, entrance lobby area, hallway with storage cupboard, a larger than average living room with access to the balcony, kitchen with modern fittings, two double bedrooms enjoying a private outlook and a bathroom with modern fittings. Outside, the development is set within mature grounds, with communal parking bays and an allocated garage which provides ample storage. A viewing is highly recommended, contact Archers Estates to book your viewing today! Leasehold tenure, 200 year lease from 1967. Ground rent is £33 per annum, service charges are £940 per annum. Council tax band B.

Communal Lobby Area

A secure communal entrance door leads into the lobby area, where there is a staircase rising to the first floor accommodation.

Entrance Lobby

A solid wood/glazed entrance door leads directly into the lobby area. A further door leads to the entrance hallway and there is a useful built in cloaks cupboard.

Entrance Hallway

A wide and inviting hallway which has a radiator, storage cupboard and doors leading to all rooms in the property.

Living Room

A larger than average L-shaped room which has ample space for seating furniture and a dining area. Bursting with natural light, the room enjoys a south facing aspect and has two front facing upvc double glazed windows enjoying far reaching views, two radiators and LVT flooring. A door leads to the balcony.

Balcony

A great addition to the property, the balcony has space for seating and enjoys far reaching views.

Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a composite sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for a fridge freezer and a washing machine, tiled splashbacks to the walls, a radiator, LVT flooring and a side facing upvc double glazed window.

Master Bedroom

A spacious double sized bedroom which has a rear facing upvc double glazed window, fitted wardrobes and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window, fitted wardrobes and a radiator.

Bathroom

A modern and stylish bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. There is tiled flooring, a chrome towel radiator and rear facing upvc double glazed window.

Outside

The development is set within communal grounds which include lawns, pathways and surrounding trees for added privacy. There are communal parking bays and direct access to the garages.

Garage

The property has an allocated garage which offers ample storage space and has an up and over door and a light.



Outbuilding

Approx. 13.4 sq. metres (144.7 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.3 sq. feet)



Total area: approx. 86.1 sq. metres (927.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	