



**Hurlfield Road
Sheffield
South Yorkshire
S12 2SB**

Offers in Excess of £128,000

bettermove

Hurlfield Road Sheffield

Bettermove are proud to present this 2 bedroom Terraced House in Sheffield, available with no forward chain.

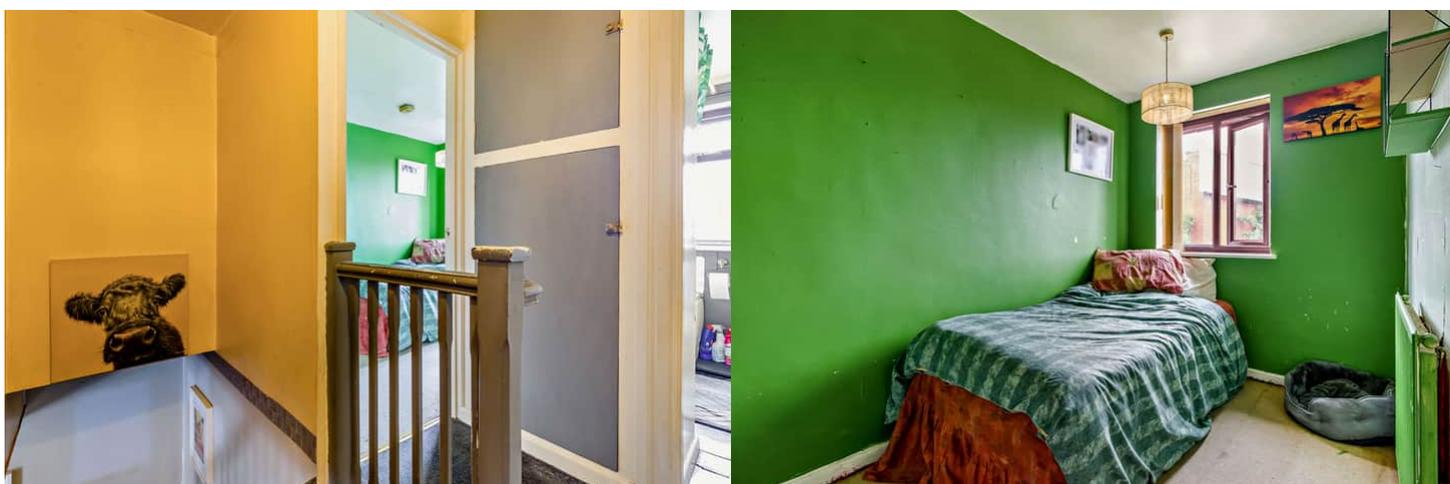
The property benefits from double glazing and has off street parking available. The council tax band is A.

This is a leasehold property with 162 years remaining on the lease; the ground rent is £65 per annum and there are no service charges.

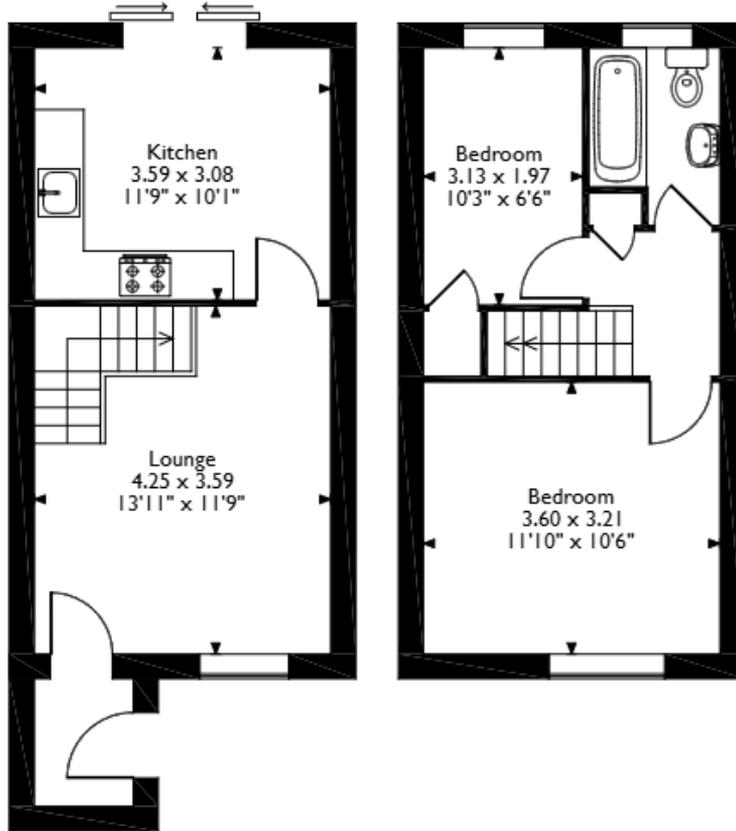
The interior of this property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of two bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular residential area of Sheffield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A57 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Hurlfield Road, Sheffield
 Approximate Gross Internal Area
 56 Sq M/603 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 89 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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