



**Hinde House Lane
Sheffield
South Yorkshire
S4**

Offers In Excess Of £95,000

bettermove

Hinde House Lane 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 gas central heating throughout, with off street parking available via allocated parking.

The council tax band is A.

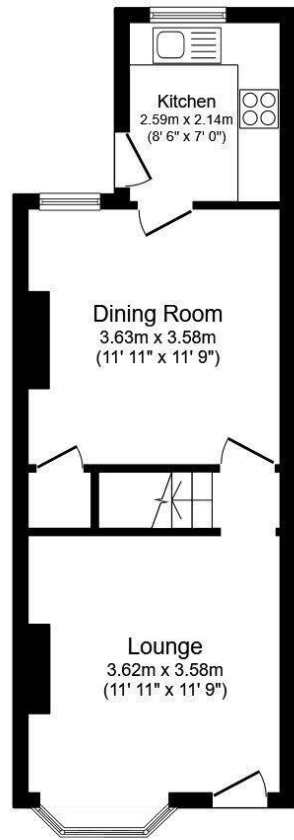
This is a leasehold property with 924 years remaining on the lease; the ground rent is £2.50pa.

The interior of this well presented property comprises a spacious living and dining area and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom.

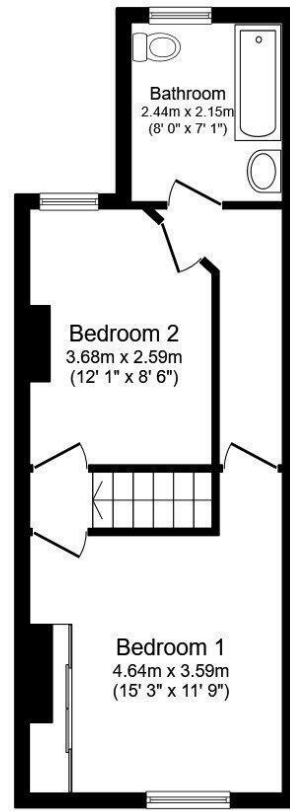
Located in the popular city of Sheffield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Attercliffe train station, variety of bus routes and the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor



First Floor

Total floor area 71.5 sq.m. (770 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). Plan produced for Reed Rains. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		80
(21-38) F	42	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	36	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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