



## 47 Hallamshire Road, Fulwood, Sheffield, S10 4FN

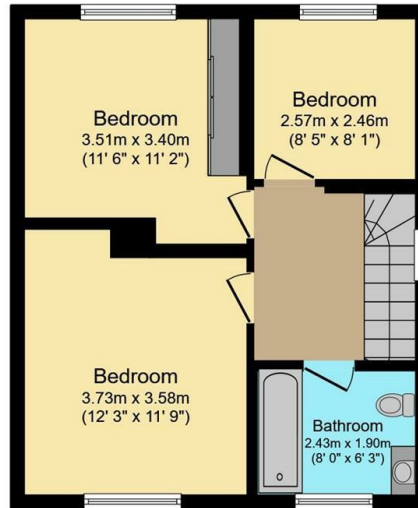
Asking Price £375,000

- No onward chain
- Two double bedrooms and one single bedroom
- Walking distance to Fulwood Village
- Off street parking and integrated garage
- Downstairs WC
- Close to Spider Park
- Fantastic potential
- Within the catchment area for popular schools
- Nearby incredible countryside and easy access to the city centre



### Ground Floor

Floor area 67.9 m<sup>2</sup> (731 sq.ft.) approx

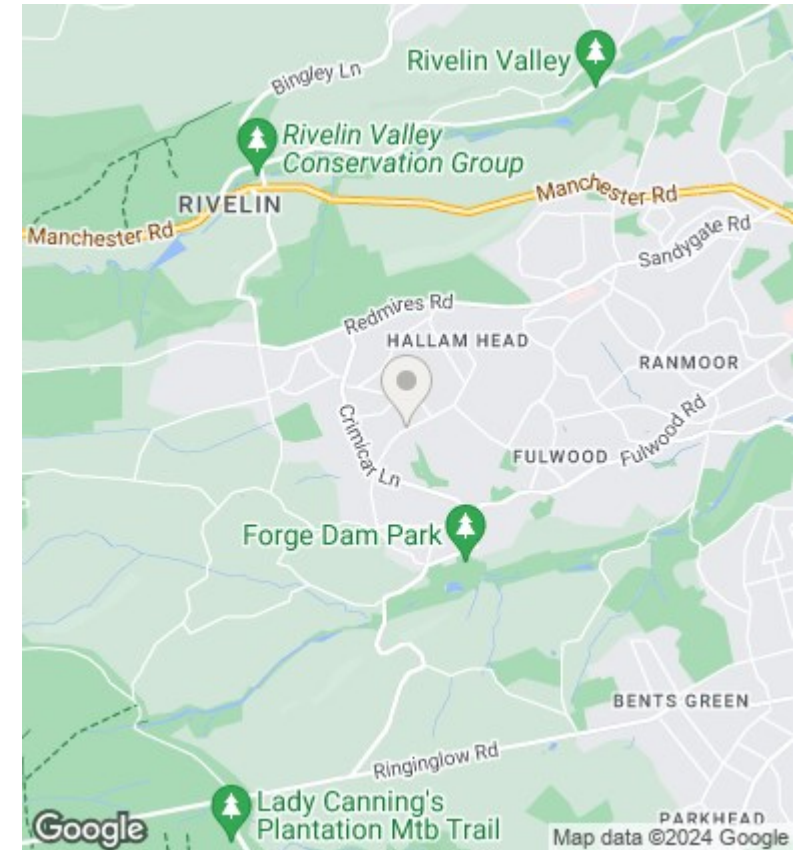


### First Floor

Floor area 43.7 m<sup>2</sup> (470 sq.ft.) approx

Total floor area 111.6 m<sup>2</sup> (1,201 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	