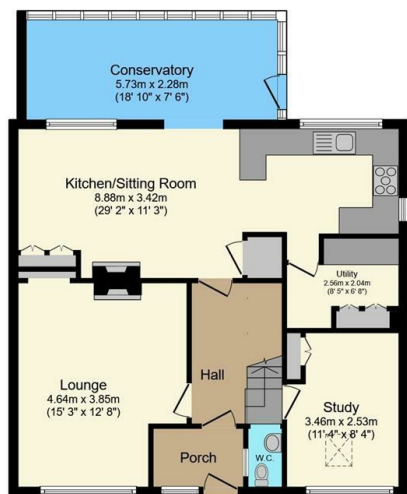




## 46 Hallamshire Drive, Fulwood, Sheffield, S10 4FL

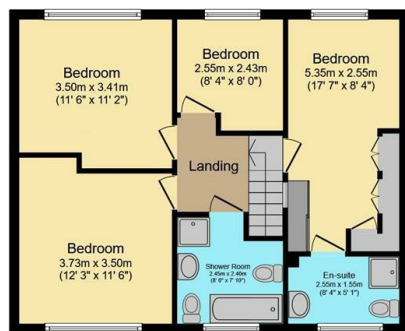
Asking Price £500,000

- Quiet cul-de-sac
- Detached garage
- Utility room and downstairs WC
- Four bedrooms and two bathrooms
- South East facing rear garden
- Separate living room and home office
- Off street parking for multiple cars
- Open plan kitchen/living/dining room
- Long leasehold



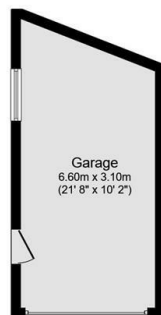
Ground Floor

Floor area 85.1 sq.m. (916 sq.ft.)



First Floor

Floor area 60.3 sq.m. (649 sq.ft.)

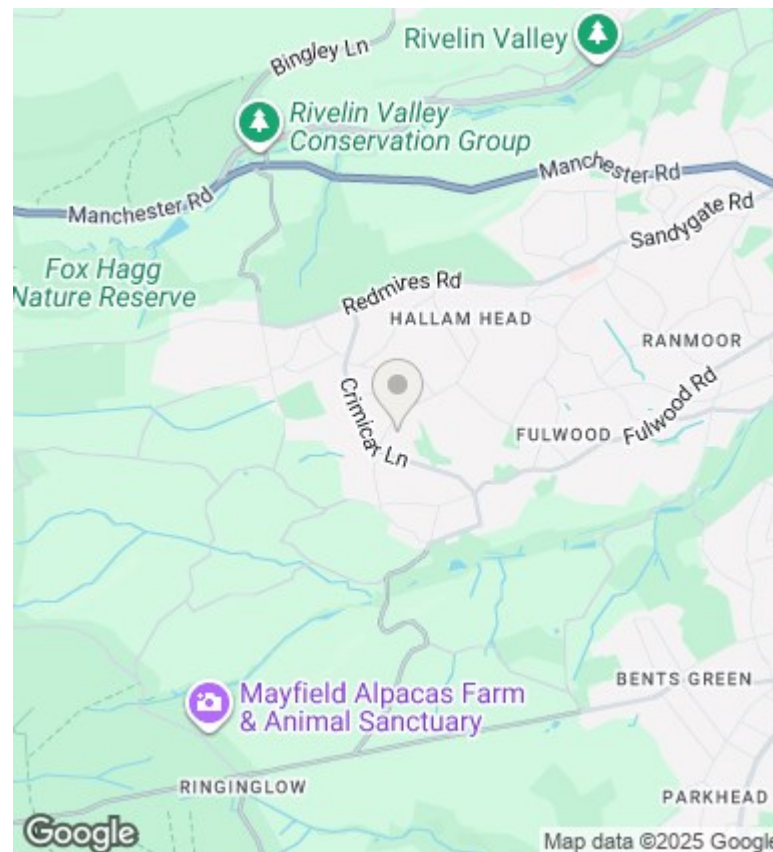


Garage

Floor area 18.5 sq.m. (199 sq.ft.)

Total floor area: 163.9 sq.m. (1,764 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 80        |
| (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 |           |