



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

176 & 176a Sharrow Lane, Sheffield, S11 8AR

# 176 & 176a Sharrow Lane, Sheffield, S11 8AR

£230,000

A Freehold, Victorian end terrace house which has been converted into two separate apartments on separate titles.

Apartment A briefly comprises; front living room leading through to an open kitchen space, an inner hallway, two bedrooms and bathroom.

Apartment B briefly comprises; external steps from the rear garden lead to the rear door which has access to a dining/kitchen/living room, inner lobby with built in storage and stairs to the second floor. There is a front double bedroom with a further double bedroom to the second floor.

Externally the apartments have shared access to the rear low maintenance yard.

## GENERAL REMARKS

### TENURE

This property is Freehold

### RATING ASSESSMENT

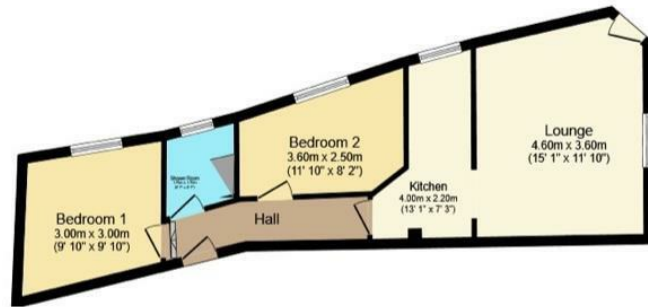
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A for both flats.

### MORTGAGE FACILITIES

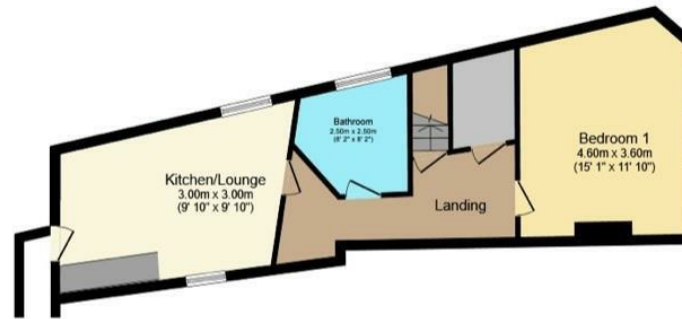
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**

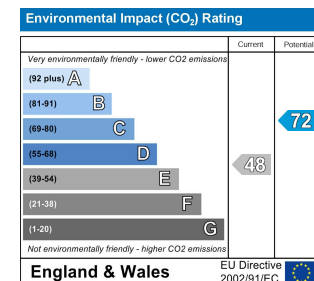
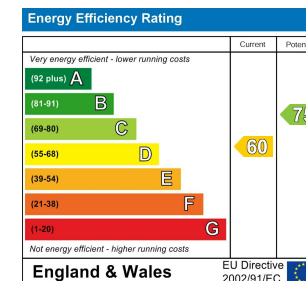


**Attic Floor**

Total floor area 118.5 sq.m. (1,275 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).

Powered by [www.focalagent.com](http://www.focalagent.com)





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





