







17 Hallam Grange Close

Fulwood • Sheffield • S10 4BN

Asking Price £170,000

Located within the highly regarded area of Fulwood, S10 is a 2 double bedroom, second / top floor apartment offering stunning far-reaching views. In need of modernisation offering fabulous potential to create a spacious, light and airy property with private balcony and fabulous outlook. Features double glazing, well maintained communal gardens and resident parking. Enters through a communal entrance and stairs rising to a private door on the second floor. An inner entrance area provides cloakroom and built in storage. A spacious inner hallway leads to 2 rear facing, generously proportioned double bedrooms both offering built in wardrobes and woodland views. A separate shower room is partially tiled equipped with corner shower enclosure, WC and hand wash basin. The kitchen is fitted with a range of wooden units, topped with solid worktops and gas hob providing space with plumbing for further appliances. A superb open plan living space is flooded with natural light, creating a flexible living space which opens directly onto a private balcony complemented by stunning far reaching views. Externally are well maintained communal gardens and resident parking. Hallam Grange Close is an extremely sought-after location well-placed for highly regarded local schools, shops and amenities, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.

Service Charge £1000pa - Winder Watts Lease £200 24/06/1967 - Ground Rent £30 Council Tax Band B





- 2 Double Bedroom Top / 2nd Floor Apartment
- Sought After Location in Fulwood, S10
- Stunning Far-Reaching Views
- Light & Airy Open Plan Living Space
- In Need of Modernisation
- Resident & Visitor Parking
- Well Maintained Communal Gardens
- Service Charge £1000pa - Winder Watts
- Lease £200 24/06/1967, Ground Rent £30pa
- Council Tax Band B, EPC TBC





17 HALLAM GRANGE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 79.7 SQ M / 858 SQ FT

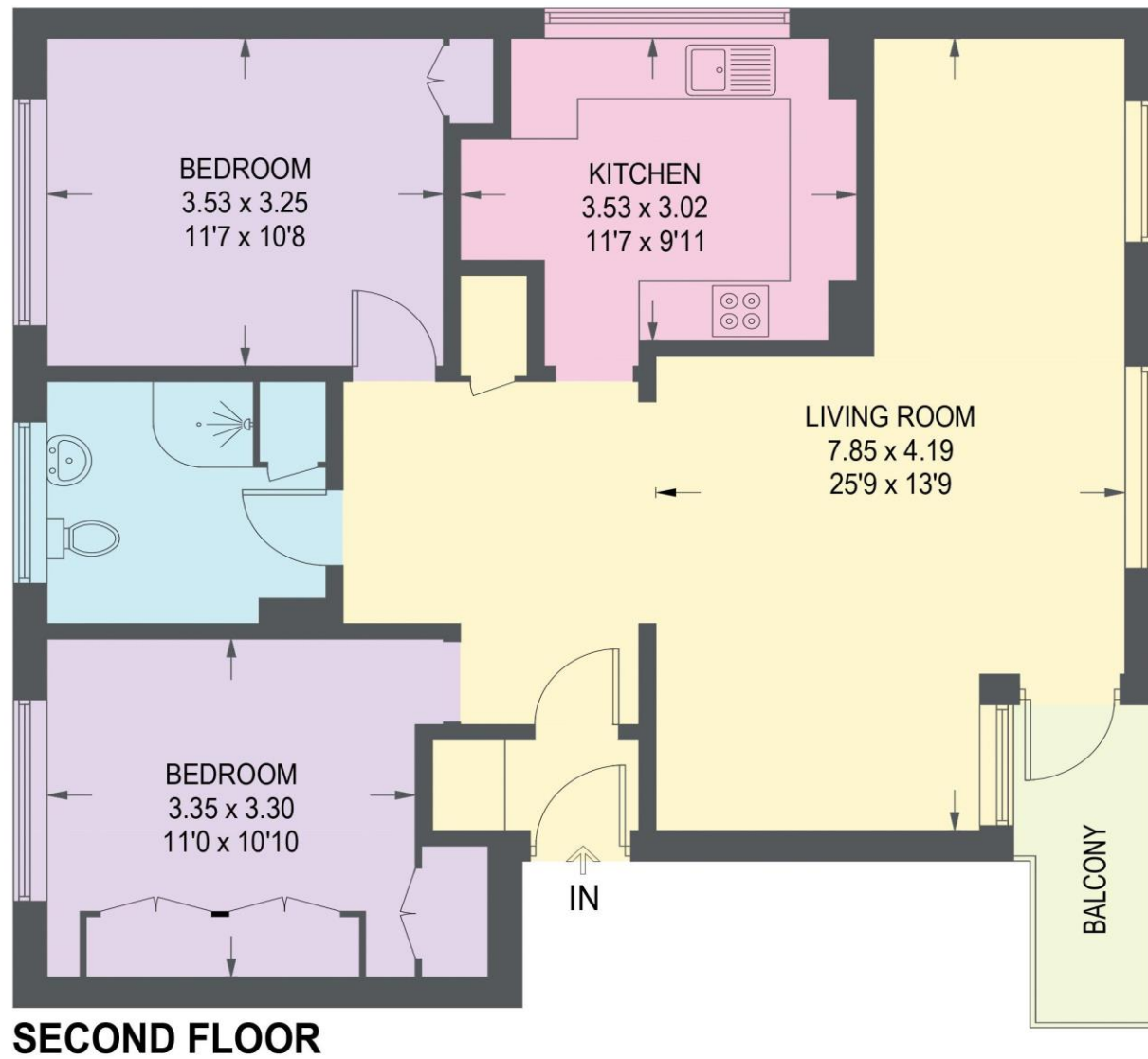


Illustration for identification purposes only, measurements are approximate, not to scale.



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