

Grange Road, Sheffield S11 8FW

william h brown

welcome to

Grange Road, Sheffield

GUIDE PRICE £300,000 - £310,000 Welcoming a four bedroom apartment in the desirable S11 postcode. The property offers generous living accommodation throughout and benefits from two bathrooms, a reception room and residential permit parking. The property is close to excellent amenities.













First Floor Accommodation Kitchen

13' 9" x 13' 1" (4.19m x 3.99m)

With a combi boiler, standing GCH radiator and free standing appliances.

Hallway

With a GCH radiator, meters and fuse box.

Lounge

14' $8" \times 14'$ 11" maximum ($4.47m \times 4.55m$ maximum) With a Gas fire, GCH radiator and rear facing sash window.

Bedroom One

13' 10" x 12' 11" (4.22m x 3.94m) With two double glazed windows and a GCH radiator.

Ground Floor Bathroom

6' 6" x 6' 4" (1.98m x 1.93m) With an electric shower over bath, low flush w/c, GCH radiator, sink basin and side sash window.

Second Floor Accommodation Bedroom Two

14' 4" \times 10' 1" ($4.37m \times 3.07m$) With a GCH radiator and a side facing sash double glazed window.

Bedroom Three

10' 3" maximum x 10' 3" (3.12m maximum x 3.12m) With a double glazed side facing window and GCH radiator.

Bedroom Four

14' 8" maximum x 13' 3" maximum (4.47m maximum x 4.04m maximum) With a GCH radiator, front facing sash window and a chimney breast.

Upstairs Bathroom

6' x 6' 1" (1.83m x 1.85m) With an electric walk in shower, low flush w/c, sink and extractor.





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Grange Road, Sheffield

- GUIDE PRICE £300,000 £310,000
- Four bedroom apartment
- Located in sought after area
- Resident permit parking
- Generous communal gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 303.00

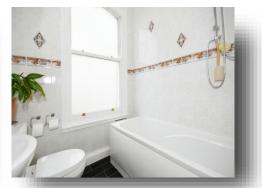
Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000







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Please note the marker reflects the postcode not the actual property

Map data @2025

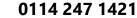
view this property online williamhbrown.co.uk/Property/CPK114660



Property Ref: CPK114660 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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