

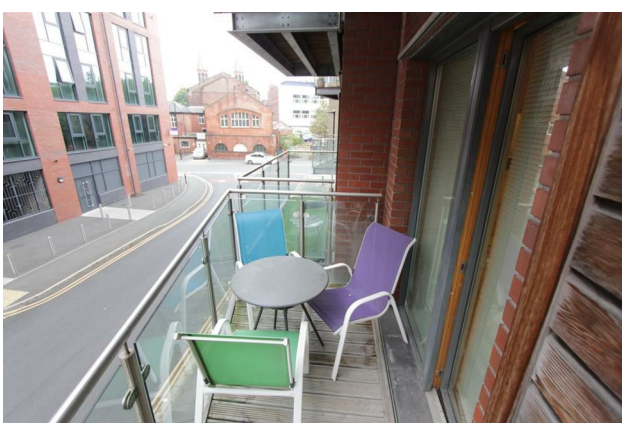
# HUNTERS®

HERE TO GET *you* THERE

**Flat 13, Cask House Harrow Street, Sheffield, S11 8HS**

**Asking Price £170,000**

**Property Images**



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## Property Images

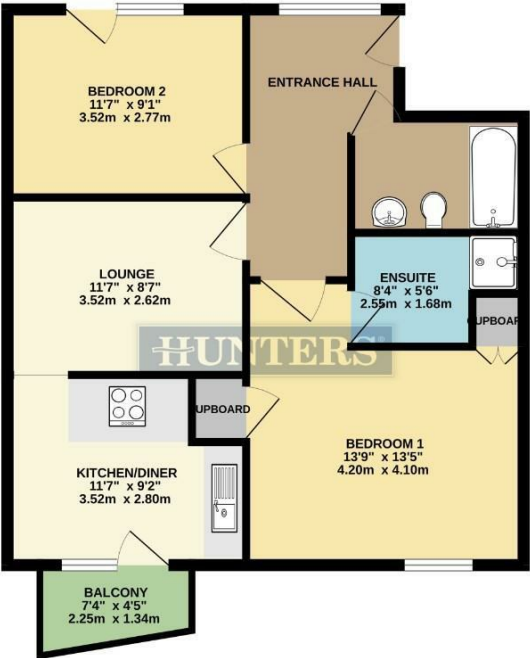


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Property Images

GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of drains, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Neotoma CDS4

## EPC

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>		
(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		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Hunters of Hunters Bar are delighted to bring to market this well presented two bedroom, two bathroom first floor apartment situated in the desirable residential development of Wards Brewery. Within close proximity to all the city centre amenities, both universities, as well as the social facilities of Ecclesall Road which include excellent restaurants and bars and several major grocery stores only a short walk away. The apartment is available with NO CHAIN the apartment would suit either a first time buyer or investor looking to add to their portfolio. EWS1 B1 RATED - cert available.

Briefly comprises: Entrance hall, large open plan living room and kitchen with balcony, one double bedroom with ensuite and one double bedroom overlooking the communal gardens with direct access from the bedroom onto a patio.. Viewing advised to appreciate the accommodation on offer.

## Features

- No Chain • Two double Bedrooms, two bathrooms • Balcony to the front of the property • Direct access to the communal gardens • Forming part of this sought after development • Well presented throughout • Master bedroom with en suite • Balcony to the front • EWS1 B1 RATED - cert available • Close to both universities and grocery stores.