



2 William Street, Sheffield, S10 2BG

- Investment opportunity
- One bedroom 3rd floor apartment
- Ideal for investment or first time buyer
 - EPC rating of C
- No onward chain
- Convenient location
 - Lift Access
- Close to the city center

Asking Price £85,000

HUNTERS®
HERE TO GET *you* THERE

Hunters of Hunters Bar are pleased to bring to market this one bedroom third floor apartment situated in Ecclesall Heights development. The apartment is conveniently located close to a number of amenities including Waitrose on St Mary's Gate, bars and restaurants located on Ecclesall Road. An inspection is highly recommended to appreciate the accommodation on offer and would be suited to an investor or first time buyer . The apartment is offered to the market with no onward chain, and would offer a good investment opportunity.

The accommodation on offer comprises an entrance hall, open plan living area with Juliet balcony , kitchen area a range of cupboards, sink and built in appliances. There is a double bedroom and bathroom with bath with shower over, sink and toilet. The apartment has just been redecorated and has had new carpets fitted throughout.

EWS1 compliance works in process of completion as per plans by building management





TOTAL APPROX. FLOOR AREA 473 SQ.FT. (44.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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Viewing

Please contact our Hunters Sheffield - Hunters Bar Lettings Office on if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

THINKING OF SELLING? 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

Tel: Email: