

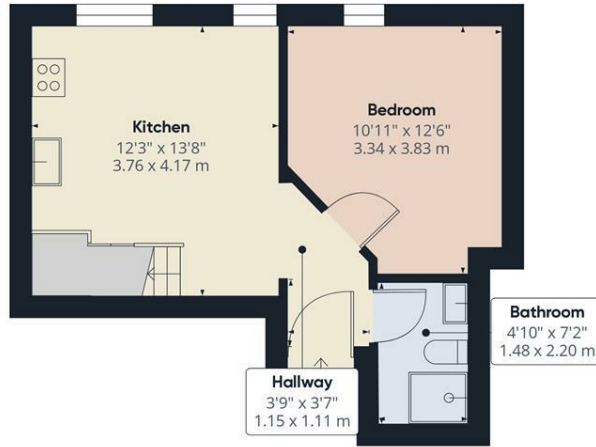


Apt 4 Orchard View 377b Fulwood Road, Sheffield S10 3GA **£850 Per Calendar Month**

Situated in this very popular location, within easy access of Sheffield universities and principal hospitals, a two bedroom first floor apartment with double glazing and storage heating. Ranmoor is one of Sheffield's most prestigious residential areas with a host of local amenities including shops, first class restaurants, excellent schools, regular public transport and excellent leisure facilities. Within easy reach of the open countryside of the Peak National Park and approximately two miles from Sheffield City Centre.

The property briefly comprises of; entrance hallway, open plan lounge/dining/kitchen including appliances, bedroom and shower room. Staircase to mezzanine double bedroom. Outside: Communal gardens, parking for one vehicle.

PART FURNISHED. RESTRICTIONS: No smokers. Energy Efficiency Rating D. Council Tax Band B



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 594.39 ft²
 55.22 m²

Reduced headroom
 84.87 ft²
 7.88 m²

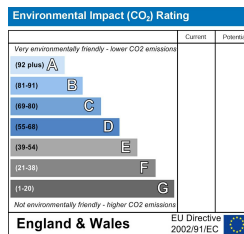
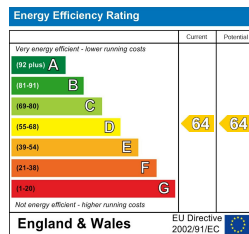
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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