



7 Ralston Grove, Halfway, Sheffield

- Two Bedroom Semi Detached House
- Fitted Kitchen Diner With Access To Garden
 - Bathroom With Three Piece Suite
- Driveway/Off Road Parking For Multiple Vehicles
 - uPVC DG, Gas Central Heating
- Generous Lounge With Electric Fireplace
 - Two Double Bedrooms
- Landscaped Low Maintenance Garden With Patio
 - Superb Location
- Working applicants preferred or guarantor essential

£850 Per Month

HUNTERS®

HERE TO GET *you* THERE

Situated on a popular residential estate in the sought after suburb Halfway is this well presented two bedroom semi detached house.

The property is currently being redecorated through and will be white walls internally.

Benefitting from a generous lounge, fitted kitchen/diner, two double bedrooms and bathroom.

The property is well placed for local shops/amenities and transport links.

Gas central heating & uPVC double glazed.

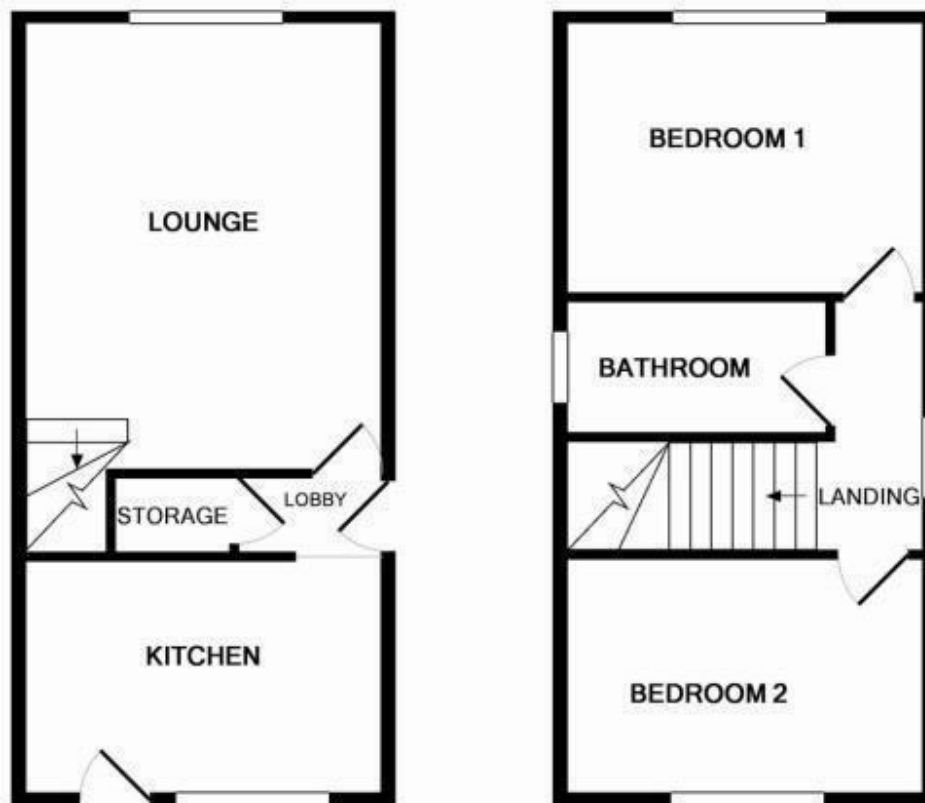
Driveway parking & gardens to front & rear.

Working applicants preferred or guarantor essential.
Ideally no pets, No smokers

Property available for occupancy from 1st September.

Sheffield Council Band A





GROUND FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 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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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		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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