



## 176 Rural Lane, Sheffield

- TWO BEDROOMS
- ELECTRICALLY HEATED
- WHITE SHOWER ROOM
- TANDEM GARAGE
- TASTEFULLY DECORATED
- MODERN FITTED KITCHEN
- REAR BALCONY
- ENERGY PERFORMANCE RATING C

**Guide Price £160,000 - £170,000**

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# 176 Rural Lane, Sheffield

## DESCRIPTION

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Hunters Hillsborough are delighted to market this two bedroom first floor apartment situated in this popular residential area. The property which is tastefully decorated and enjoys views to the rear briefly comprises; shared external stairs to the first door, private entrance lobby, entrance hall having doors leading to all rooms. To the front is the second bedroom whilst to the rear is the master double bedroom with a fitted sliding door wardrobe, there is an open plan living area with sliding patio door to the rear balcony running the width of the property. The separate fitted kitchen has a range of matching wall and base units along with a breakfasting area and the modern shower room also located to the front has a vanity wash hand basin, hidden cistern w.c. and shower cubicle. Externally there are communal grounds with parking in front of a undercroft tandem garage.

## GENERAL REMARKS

### TENURE

This property is Leasehold with a term of 125 years from 1988 at a ground rent of £8 per annum.

### SERVICE CHARGE

There is a service charge payable of approximately £608 per annum being approximately £152 paid quarterly.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### VACANT POSSESSION

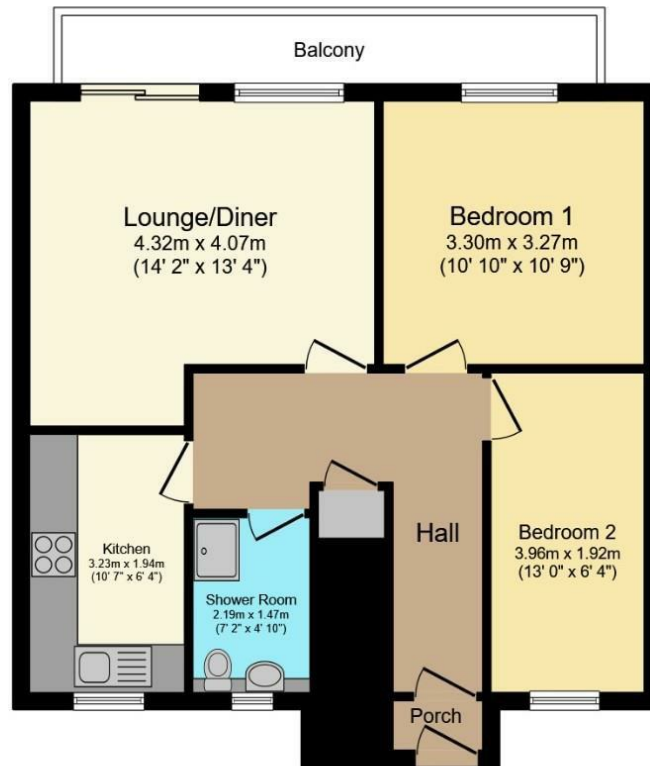
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.







Total floor area 58.4 sq.m. (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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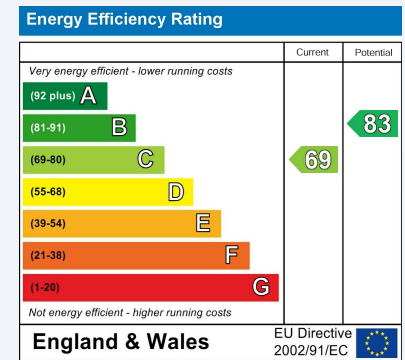
## Viewing

Please contact our Hunters Sheffield - Hillsborough Office on 0114 242 4260 if you wish to arrange a viewing appointment for this property or require further information.

1 Middlewood Road, Hillsborough, S6 4GU  
Tel: 0114 242 4260 Email:  
[hillsborough@hunters.com](mailto:hillsborough@hunters.com) [www.hunters.com](http://www.hunters.com)

## 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.



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.

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