

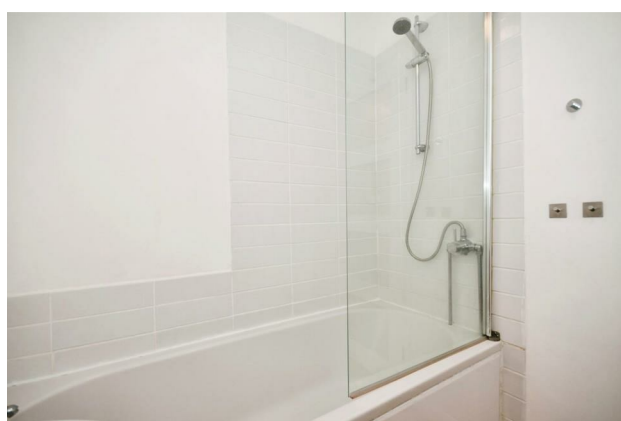
# HUNTERS®

HERE TO GET *you* THERE

**7 Rustlings Court Graham Road, Sheffield, S10 3HQ**

**Guide Price £160,000**

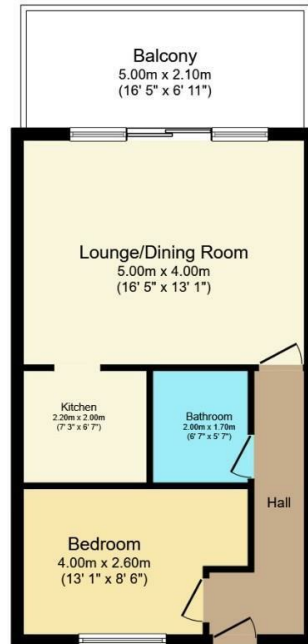
**Property Images**



## Property Images



## Floorplan



Total floor area 54.9 m<sup>2</sup> (590 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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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Leasehold



## Summary

\*\*\* GUIDE PRICE £160,000 - £170,000 \*\*\*

Welcome to this charming one-bedroom first-floor apartment located on Graham Road, having access to local amenities and public transport links. Conveniently placed for access to both Bingham Park and Endcliffe Park, perfect for a leisurely stroll or a moment of tranquillity.

This purpose-built flat, which benefits from gas central heating, boasts a delightful lounge with patio doors leading out to the balcony which offers picturesque views over Trippet Wood, where you can enjoy a cup of coffee in the morning or unwind after a long day. Fitted kitchen with integrated dishwasher and electric oven and stainless steel extractor hood over. Double bedroom and a bathroom with shower over bath.

Additionally, this property comes with a garage, providing secure parking for your vehicle and well kept communal grounds with shrubs and topiary.

Don't miss the opportunity to make this apartment your new home. Contact us today to arrange a viewing and envision yourself living in this wonderful property.

## Features

• ONE BEDROOM APARTMENT • FIRST FLOOR • BALCONY WITH VIEWS • GARAGE • GAS CENTRAL HEATING • EXCELLENT LOCATION • NO ONWARD CHAIN • EPC RATING C