



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

73 Hallam Grange Close, Fulwood, Sheffield, S10 4BN



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Asking Price £160,000

| GROUND FLOOR APARTMENT | OFF STREET PARKING | Located in the desirable location of Fulwood in Sheffield, Hunters Crookes present this charming ground floor flat at Hallam Grange Close. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a welcoming home.

The property comprises a spacious lounge, providing an inviting atmosphere and creating the perfect space for relaxation or entertaining guests. The separate kitchen is functional and well-equipped, making meal preparation a delightful experience. The apartment also features a family bathroom, ensuring all your daily needs are met with ease.

One of the standout features of this property is the availability of off street parking. The property comes with a garage just below, and access to a communal car park, providing ample space for residents and visitors alike. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Living in Fulwood means you will enjoy a peaceful neighbourhood while still being close to local amenities, parks, and excellent transport links. Set just moments away from the Hallamshire Golf Club, this flat presents a wonderful opportunity to secure a home in a sought-after area. Combining practicality with a pleasant living environment, don't miss the chance to make this delightful property your own.

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## Floor Plan

Floor area 54.8 sq.m. (590 sq.ft.)

Total floor area: 54.8 sq.m. (590 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### GENERAL REMARKS

#### TENURE

This property is a Leasehold with a term of 150 years from 14th April 1970 and a ground rent of £25.00 per annum. There is a service charge of £1,040.00 per annum.

#### RATING ASSESSMENT

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

#### VACANT POSSESSION

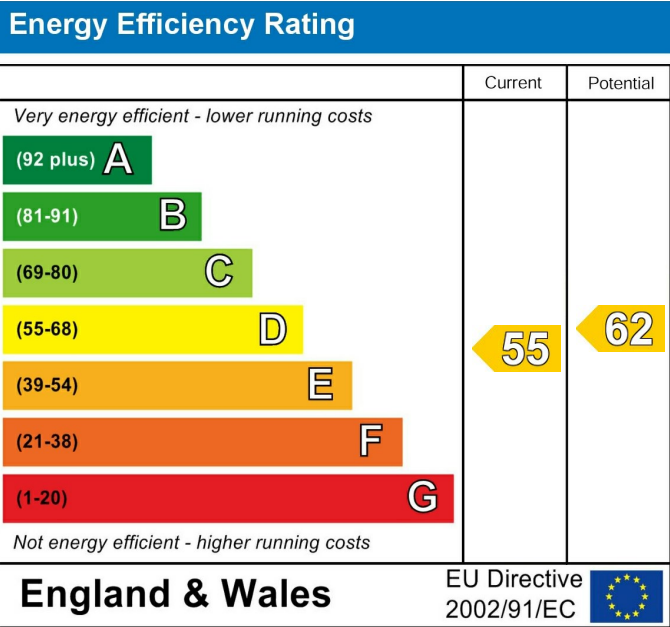
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### 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.

### ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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. 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.

















