

Oakland Road, Sheffield

- SECOND FLOOR APARTMENT
- ELECTRIC HEATING
- GARAGE
- EXCELLENT LOCATION
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- EPC RATING D

Asking Price £125,000

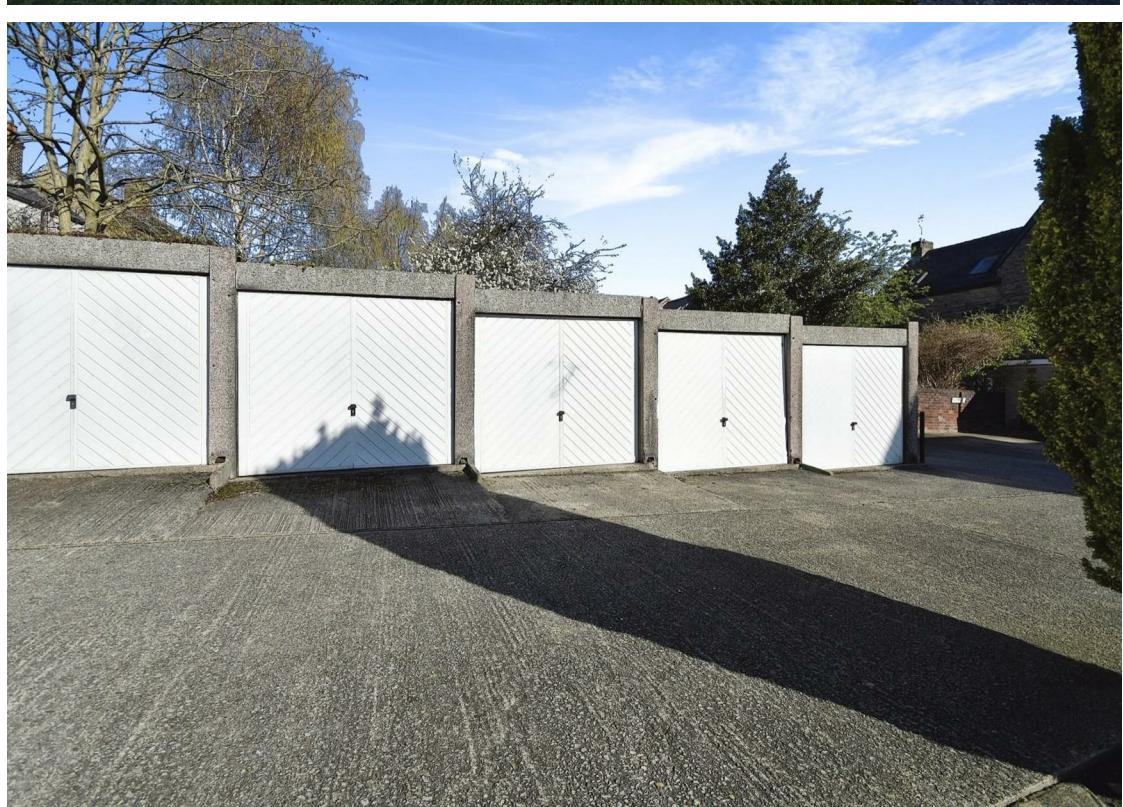
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HERE TO GET *you* THERE

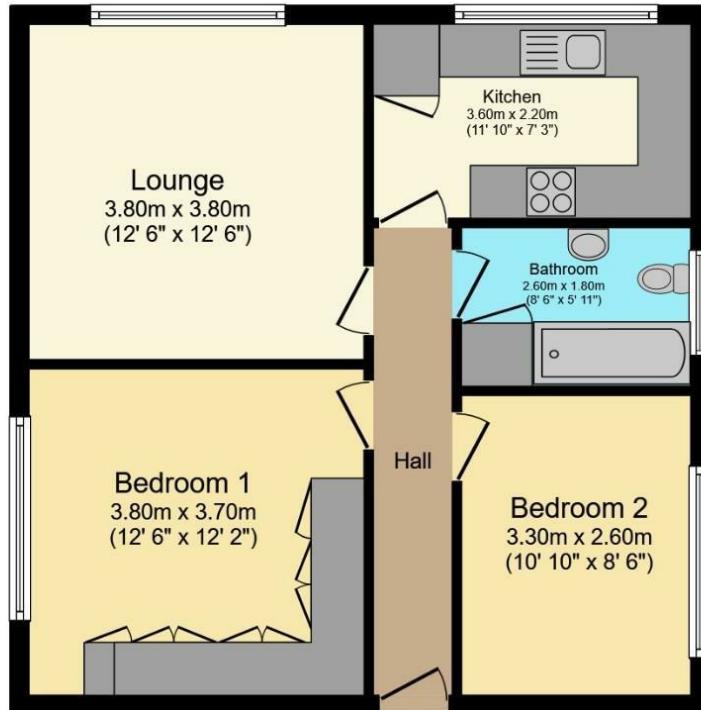
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DESCRIPTION

Hunters are delighted to offer this second floor two double bedroom apartment with the benefit of a garage. The property is situated in Hillsborough with good public transport links including the Supertram Network plus a range of shops, bars, restaurants, leisure facilities and parks. Oakland Court is set within its own communal gardens, having a sweeping driveway to the rear with a block of garages on the right. The accommodation comprises:- Communal entrance hall with staircase to first floor. Private entrance hall and hallway. Lounge with picture window, Kitchen with a range of fitted units, bathroom and two double bedrooms. Garage. The apartment has new electric storage heating and Upvc double glazing.







Ground Floor



Garage

Total floor area 68.5 sq.m. (737 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 - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

208 Crookes, Sheffield, S10 1TG
Tel: 0114 266 6626 Email:
sheffieldcrookes@hunters.com [https://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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	59	
(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.

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