



## Ecclesall Road, , Sheffield, S11 8HW

- Two Bedroom Two Bath apartment
- Lift access to all floors
- Buy to let opportunity currently let out at £950 per month.
- Excellent amenities on the doorstep
- Viewing highly advised
- No Chain
- Perfect for first time buyers
- Popular residential development
- Easy access to hospitals, universities, and city centre

**Asking Price £165,000**



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## DESCRIPTION

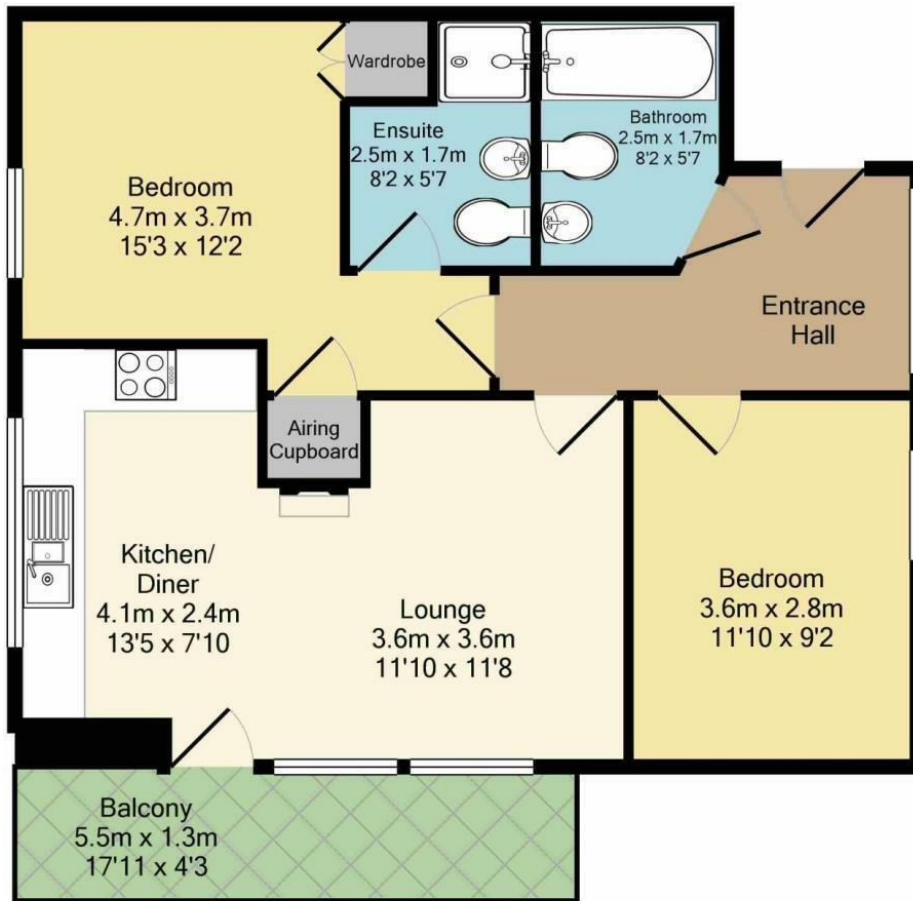
Located within this desirable residential development is this spacious and well presented two double bedroom first floor apartment. Offered to the market with NO CHAIN the property will be of particular interest to first time buyers and investors alike. Currently let out at £900 per month.

In brief the property comprises: Secure communal entrance lobby with lift access to all floors, spacious private entrance hallway, Fabulous open plan living room and kitchen with integrated appliances, and front facing double glazed door opening onto the private balcony. Two double bedrooms, en-suite shower room to the master bedroom, and a further separate bathroom. Externally residents have use of a communal garden.

The Wards Brewery Development is conveniently located for access to a plethora of amenities. Local independent shops and supermarkets are within walking distance, alongside fashionable bars and restaurants along Ecclesall Road, whilst excellent public transport provides links to the city centre, train station, Sheffield teaching hospitals, and both Universities.







Total Approx. Floor Area 60.5 Sq.M. (651 Sq.Ft.)  
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### Viewings

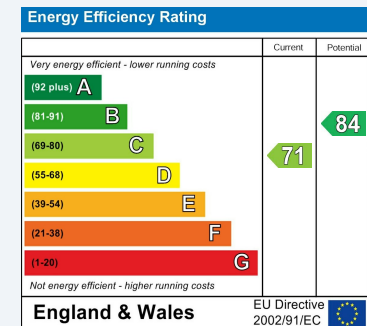
Please contact ,if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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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