

Flat 1, 92 Brookhouse Hill, Fulwood, Sheffield, S10 3TE  
Asking Price £185,000  
Council Tax Band: B

 ARCHERS  
ESTATES



A bright, spacious and well presented 2 double bedroom ground floor flat conveniently located in the heart of Fulwood village within close proximity to a wealth of shops and amenities. Perfect for 1st time buyers, downsizers or landlords, it has been well maintained throughout with upvc dble glazing, gas c/heating, larger than average rooms, secure covered parking with space for 2 cars and well manicured communal gardens to the rear. The property enjoys easy access to the Universities and Hospitals and is on the doorstep of Forge Dam/Porter Valley. Comprises; Communal Ent Lobby, Hall with cupboard, Spacious Lounge (15'11" x 10'11") with views, Stylish Modern Kitchen (8'8" x 8'6"), 2 Dble Bedrooms (15'5" x 9'5", 9'11" x 7'5") and Stylish Bathroom. Available to the market with NO CHAIN INVOLVED – A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit!

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### Floor Plan

Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 58.8 sq. metres (632.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	76
(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	