



Moorside Fulwood Sheffield S10 4LN
Offers In The Region Of £280,000

St Luke's
Sheffield's Hospice

Moorside

Sheffield S10 4LN

Offers In The Region Of £280,000

**** NO CHAIN **** Perfect for a professional couple is this charming two bedroom, stone built mews house situated in this semi-rural location on the edge of the Peak District National Park with STUNNING panoramic views over open countryside. The property has double glazed windows set within timber casings, gas central heating and allocated parking. Briefly, the accommodation comprises of an open plan ground floor layout with ample space for living, dining and entertaining. The fitted kitchen has a range of units with integrated oven and hob, space for a washing machine and fridge/freezer. A spiral staircase is the focal point of the room leading to the mezzanine bedroom one with access to the modern bathroom with freestanding bath, shower, W.C and wash basin. There is a further bedroom two on the second floor with velux windows overlooking adjoining fields.

- NO CHAIN
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- SOUGHT AFTER LOCATION
- EARLY VIEWING ADVISED





OUTSIDE

Outside there is a delightful courtyard garden and a driveway an providing allocated parking space. There are also private hard surfaced tennis courts, orchard and play area for private residents at Moorside to enjoy.

LOCATION

Moorside is an ideal location for those who enjoy outdoor living, on the edge of the Peak Park yet just 4 miles from Sheffield City Centre. There is ease of access to the universities and teaching hospitals. There is an array of local amenities including, butchers, bakers, green-grocer and a takeaway, Hallamshire Golf Course and local pubs. Excellent local schools for pupils of all ages.

LEASE DETAILS

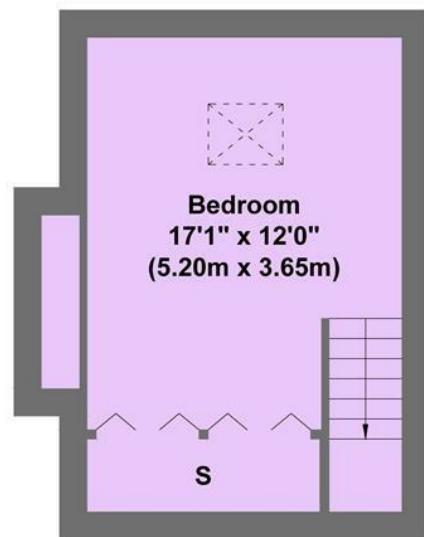
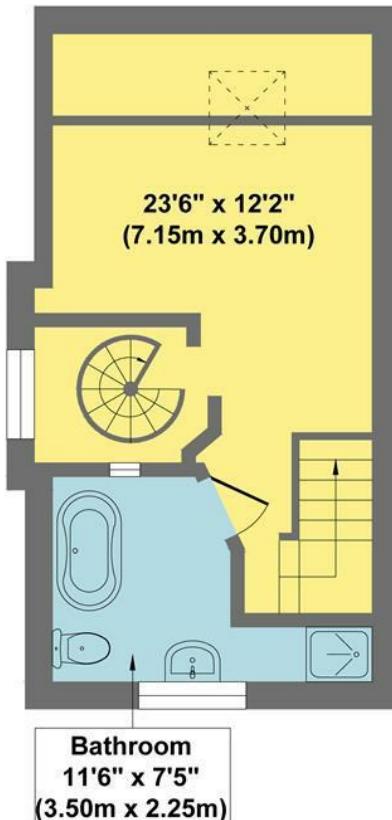
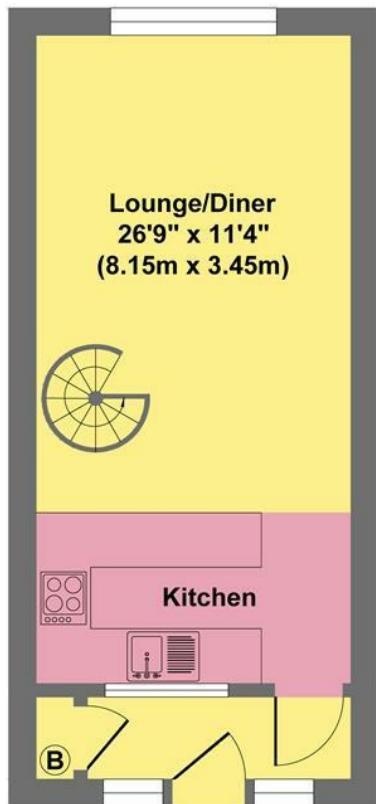
The lease expiry date is 01/01/2970 and an annual service charge of £340 is payable. There is no ground rent payable.

VALUER

Lewis T. Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

5 Moorside



Ground Floor
Approximate Floor Area
303 sq.ft
(28.11 sq.m.)

First Floor
Approximate Floor Area
272 sq.ft
(25.23 sq.m.)

Second Floor
Approximate Floor Area
193 sq.ft
(17.94 sq.m.)

Approx. Gross Internal Floor Area 767 sq.ft / 71.28 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

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Hillsborough
Stocksbridge

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) plus A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A) plus A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC