



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



## Moorside

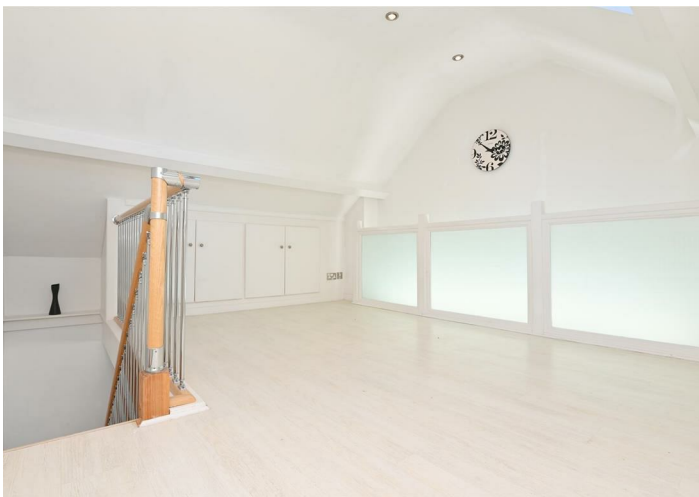
Sheffield S10 4LN

### 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.

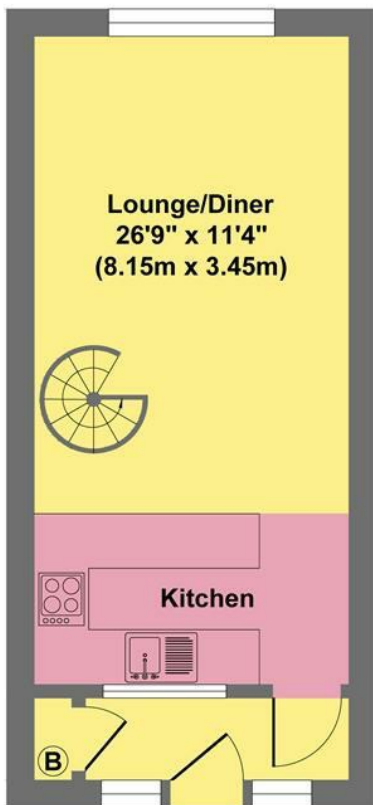
## VALUER

Lewis T. Hughes MNAEA

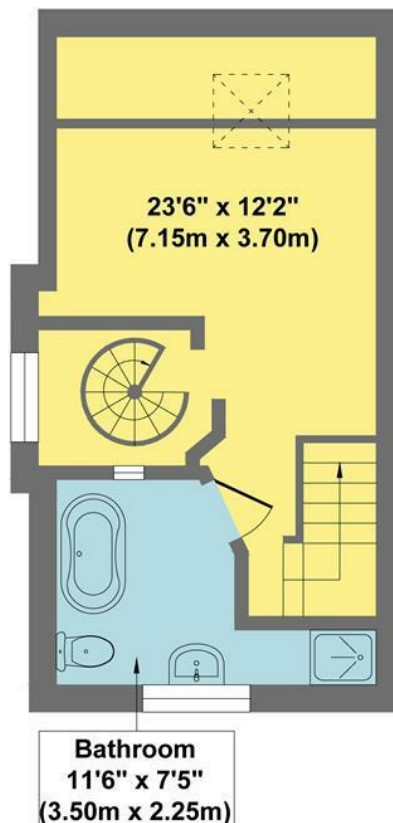
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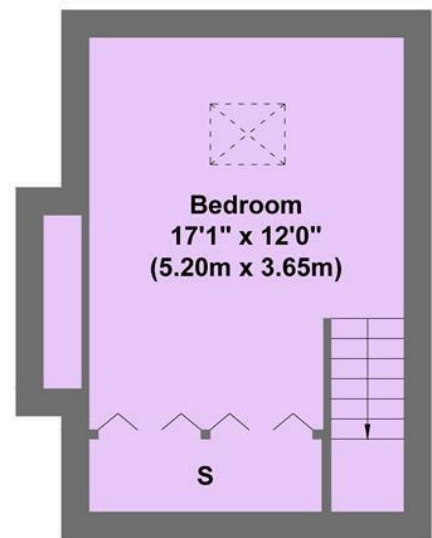
## 5 Moorside



**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 puposes only ,measurements are approximate, not to scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	