



**Crimicar Lane  
Sheffield  
South Yorkshire  
S10 4FB**

**Offers in Excess of £165,000**

**bettermove**

# Crimicar Lane Sheffield

A SPACIOUS flat in Fulwood, available CHAIN FREE, ideal for INVESTORS, sold with vacant possession. Call for details!

Bettermove are proud to welcome to the market this charming two bedroom first floor flat in Fulwood, available with no forward chain.

The property is leasehold with approximately 150 years remaining on the lease; combined Ground Rent and Service charge is £1,200 per year. The council tax band is B.

The interior of this well-presented property comprises a spacious living room, fitted kitchen, two double bedrooms and family bathroom. There is a private garage providing off road parking for one vehicles as well as communal gardens to the rear, perfect for enjoying the summer months.

Situated in the popular Fulwood area, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A625, A57, Sheffield and Dore & Totley railway stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

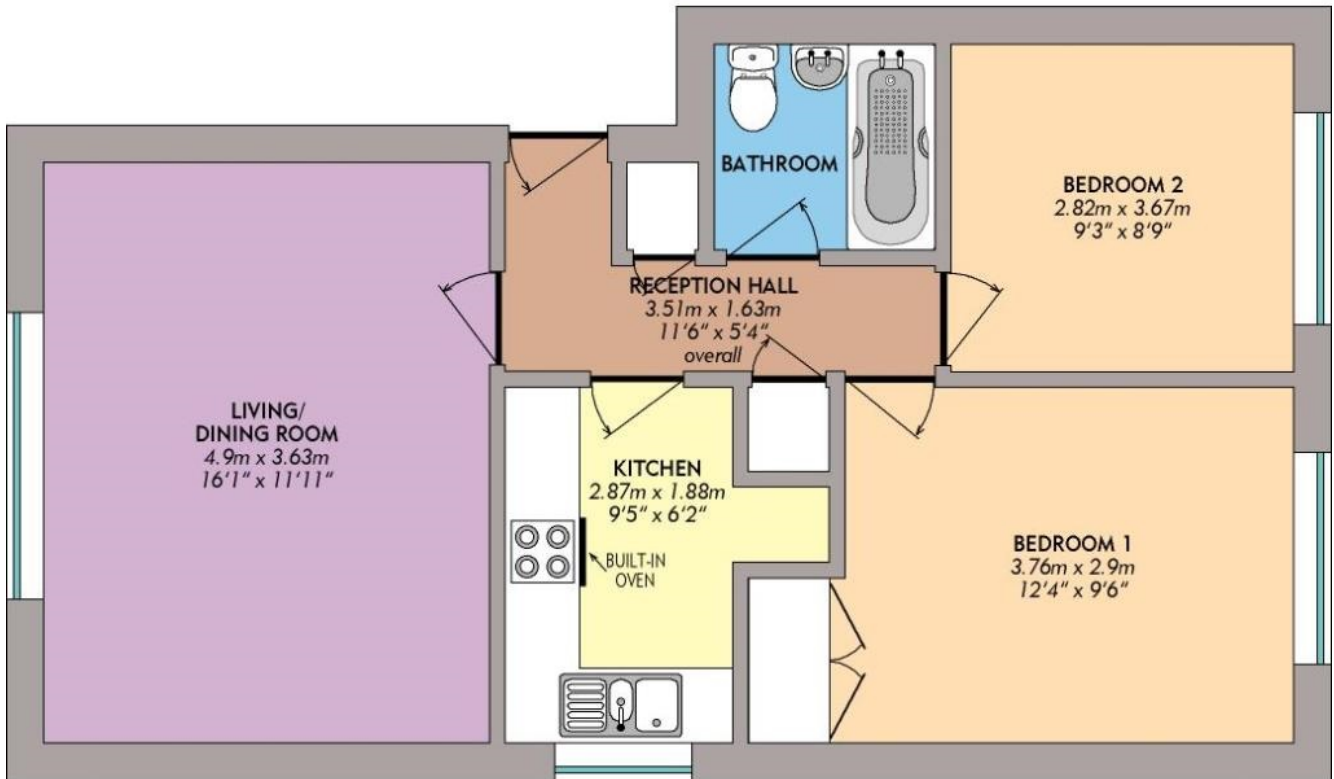
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# CRIMICAR LANE



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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