



**Longley Hall Road, Sheffield**

**welcome to**

**Longley Hall Road, Sheffield**

\*\*\*GUIDE PRICE £95,000 - £100,000\*\*\*A two bedroom flat located in the popular S5 postcode is one not to be missed. Offering good living accommodation this is a perfect opportunity for first time buyers and investors alike.



Welcoming a two bedroom offering great opportunity. Located in the S5 postcode the property benefits from great transport links and local amenities. The flat accommodates a kitchen, lounge, two good-size bedrooms and a family bathroom and additional storage space.

### **Entrance Hall**

### **Storage Cupboard**

### **Lounge**

14' 7" x 12' 11" ( 4.45m x 3.94m )

### **Kitchen**

11' 5" x 6' 1" ( 3.48m x 1.85m )

### **Bedroom One**

13' 9" x 9' 7" ( 4.19m x 2.92m )

### **Bedroom Two**

12' 8" x 6' 2" ( 3.86m x 1.88m )

### **Storage Room**

9' 7" x 3' 10" ( 2.92m x 1.17m )

### **Parking**



***view this property online*** [williamhbrown.co.uk/Property/SBC107051](http://williamhbrown.co.uk/Property/SBC107051)



welcome to

## Longley Hall Road, Sheffield

- GUIDE PRICE £95,000 - £100,000
- TWO BEDROOM FLAT
- GOOD LIVING ACCOMMODATION
- GREAT OPPORTUNITY FOR INVESTORS AND FIRST TIME BUYERS ALIKE
- LOCATED IN THE POPULAR S5 POSTCODE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£95,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SBC107051](https://www.williamhbrown.co.uk/Property/SBC107051)



Property Ref:  
SBC107051 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01142 638012**



BannerCross@williamhbrown.co.uk



392 Psalter Lane, SHEFFIELD, South Yorkshire,  
S11 8UW



**williamhbrown.co.uk**