



Lydgate Lane, Crookes, Sheffield, S10 5FP

- MODERN TOP FLOOR APARTMENT
- GAS CENTRAL HEATING
- OPEN PLAN LIVING AREA
- COUNCIL TAX BAND B
- ONE DOUBLE BEDROOM
- DOUBLE GLAZING
- SECURE PRIVATE PARKING SPACE
- EPC RATING C

Guide Price £160,000



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DESCRIPTION

GUIDE PRICE £160,000 - £170,000

Hunters Crookes are pleased to present a modern, one double bedroom top floor apartment situated within a private gated development in the sought after district of Crookes. Having access to excellent local amenities, shops, Supermarkets, eateries and regular public transport links to the City Centre and central hospitals. Offering an allocated parking space and extra visitor parking, plus the apartment has gas central heating and double glazing. Entry to the building via secure intercom system into the communal entrance hall with stairs rising to all floors. Private entrance hall leading through to the open plan lounge/kitchen with Velux style skylight in the lounge and dormer window in the kitchen. Fantastic range of wall and base units with integrated oven and microwave, hob, fridge freezer and dishwasher. Space for a washing machine. The double bedroom benefits from a dormer window. Modern bathroom with bath with shower over, low flush W/C and wash basin. Velux style window above. Communal grounds throughout the complex with access to a secure bike store for residents.

This apartment would be of particular interest to first time buyers and investors alike.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 999 Years from 29 May 2007 at a ground rent of £200 per annum. There is a Service Charge payable of £1440.00 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

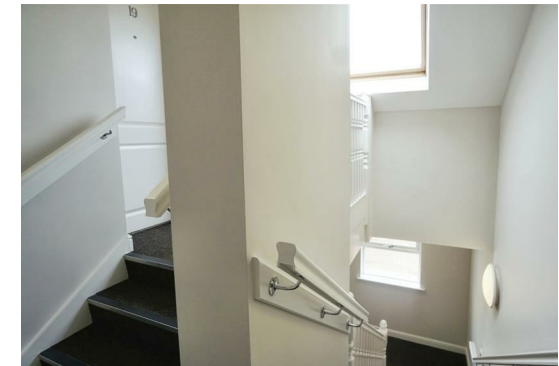
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

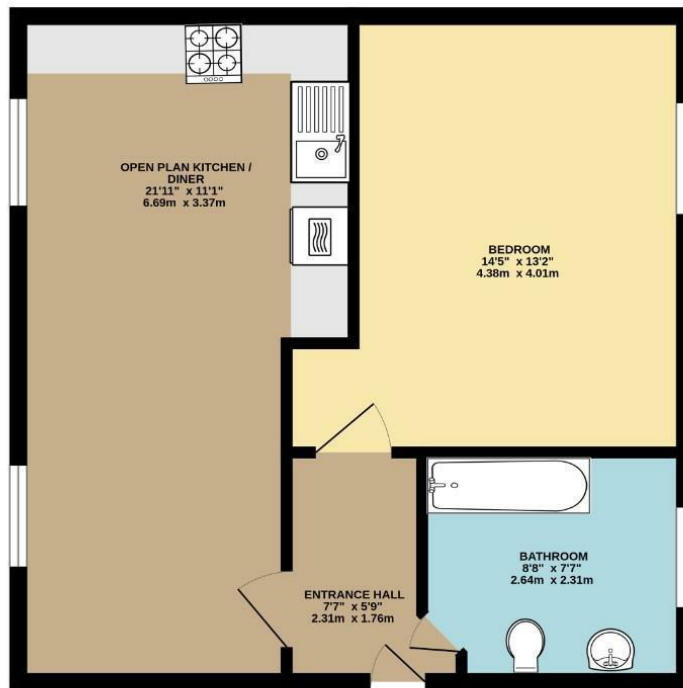
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.





GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewings

Please contact sheffieldcrookes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

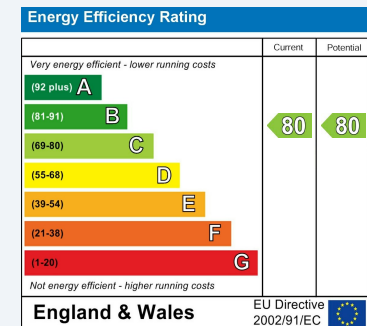
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



208 Crookes, Sheffield, S10 1TG
Tel: 0114 266 6626 Email: sheffieldcrookes@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

