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HERE TO GET *you* THERE

48 Kenninghall View, Norfolk Park, Sheffield, S2 3WX

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£130,000

Welcome to Kenninghall View, Sheffield - a charming first floor apartment nestled in a purpose-built property dating back to the early 2000s. This delightful residence boasts two generous double bedrooms, perfect for a guest room or home office.

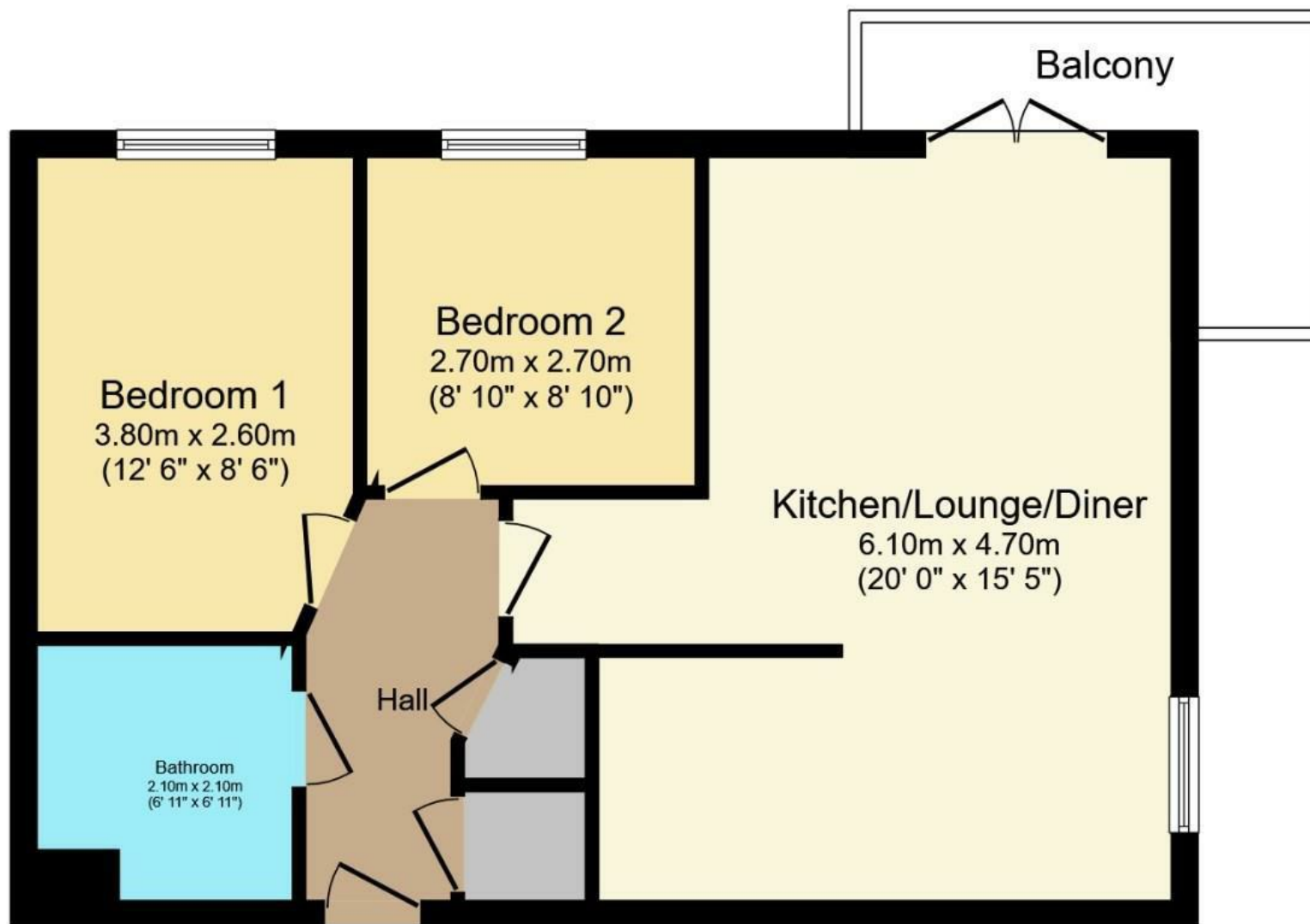
As you step inside, you'll be greeted by a dual aspect living room that seamlessly flows into kitchen being ideal for entertaining guests or simply relaxing after a long day. There is a washer/dryer and dishwasher that will be included in the sale. The property also features a well-maintained bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this flat is the balcony offering stunning views over the city. Imagine sipping your morning coffee or enjoying a glass of wine in the evening while taking in the picturesque cityscape.

Parking is always a premium in bustling cities, but fear not, as this property comes with a reserved parking space for one vehicle, providing you with peace of mind and convenience.

To top it all off, this property is offered with no onward chain, making the buying process smooth and hassle-free. Don't miss out on this fantastic opportunity to own a piece of Sheffield with all its modern conveniences and urban charm. Contact us today to arrange a viewing and make this flat your new home sweet home.

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Total floor area 62.0 m² (667 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 125 Years (Less 10 Days) From 1 October 2006.

SERVICE CHARGE

There is a service charge payable of £1250 per annum inclusive of ground rent.

RATING ASSESSMENT

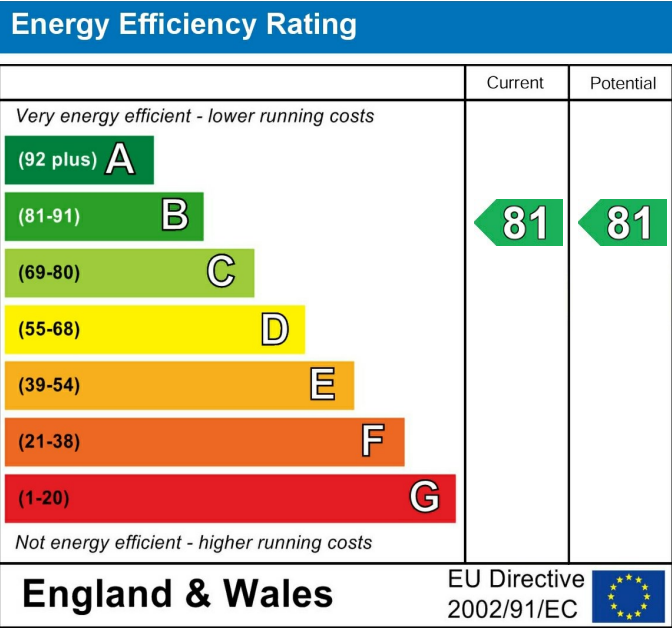
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.



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. 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.



