



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Northfield Court, Crookes, Sheffield | Offers In The Region Of £235,000  
Call us today on 0114 266 6626



- TWO DOUBLE BEDROOM APARTMENT
- KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE PATIO AREA
- GROUND FLOOR
- AMPLE LIVING SPACE
- ALLOCATED PARKING SPACE & VISITOR PARKING
- SOUGHT AFTER DEVELOPMENT
- ATTRACTIVE COMMUNAL GARDENS
- EXCELLENT LOCATION

• EPC RATING C

Hunters Crookes are delighted to market this immaculately presented two double bedroom ground floor apartment, situated in this sought after development within the popular area of Crookes. Having an excellent range of superb local amenities including Supermarkets, independent coffee shops, artisan bakers, restaurants and bars. There are regular public transport links to Sheffield City Centre, Universities, and central hospitals. Crookes is a desirable area for professionals, families and those wishing to downsize, with local parks nearby and a short drive to the stunning Peak District.

The accommodation, which benefits from gas fired central heating and uPVC double glazed windows, briefly comprises; Communal entrance hallway and private hallway. The apartment is accessible via a secure intercom entry system. Fabulous open plan living/dining/kitchen area with ample space and having patio doors leading out to the private patio area and pleasant, well maintained front communal grounds. The kitchen has a range of wall and base units with rolled edge work surfaces, incorporating the integrated microwave and electric oven with companion gas hob and extractor. Space for fridge freezer and plumbing for washing machine and dishwasher. Two large double bedrooms, with fitted wardrobes to the master. Partially tiled family bathroom comprising bath with shower over, wash hand basin and W.C.

The property is set within attractive communal grounds, having well-kept lawn areas, planted beds, shrubbery and seating areas. Allocated parking space for one vehicle and ample visitor parking is available.

GENERAL REMARKS

TENURE

We understand the property is Leasehold with an unexpired term of 900 years from 2004 and ground rent of £100 per annum.

SERVICE CHARGE

There is a service charge payable of £1,380 per annum

RATING ASSESSMENT

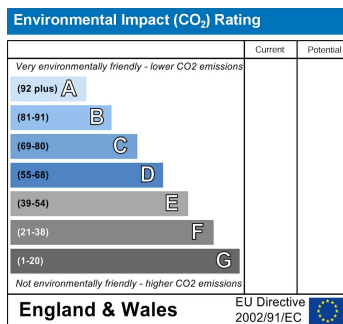
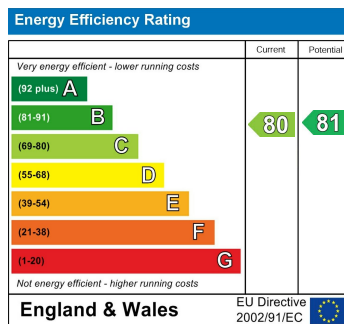
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.

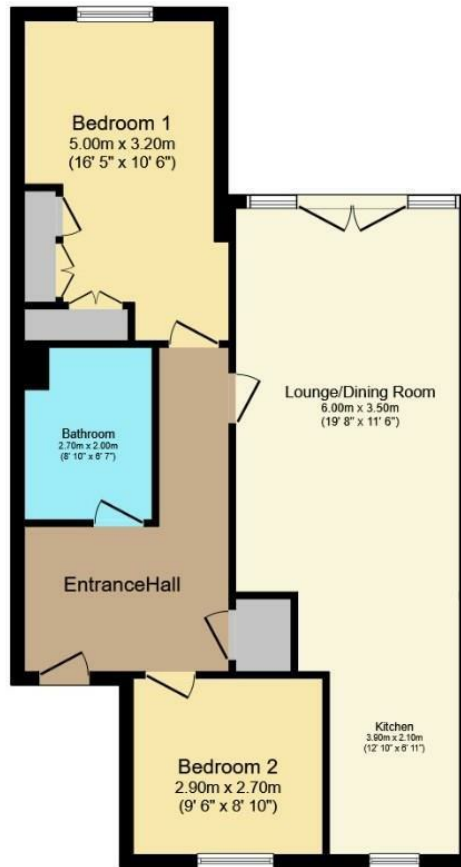
MORTGAGE FACILITIES

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.**



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.



Total floor area 72.5 m<sup>2</sup> (780 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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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.

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