

HUNTERS[®]

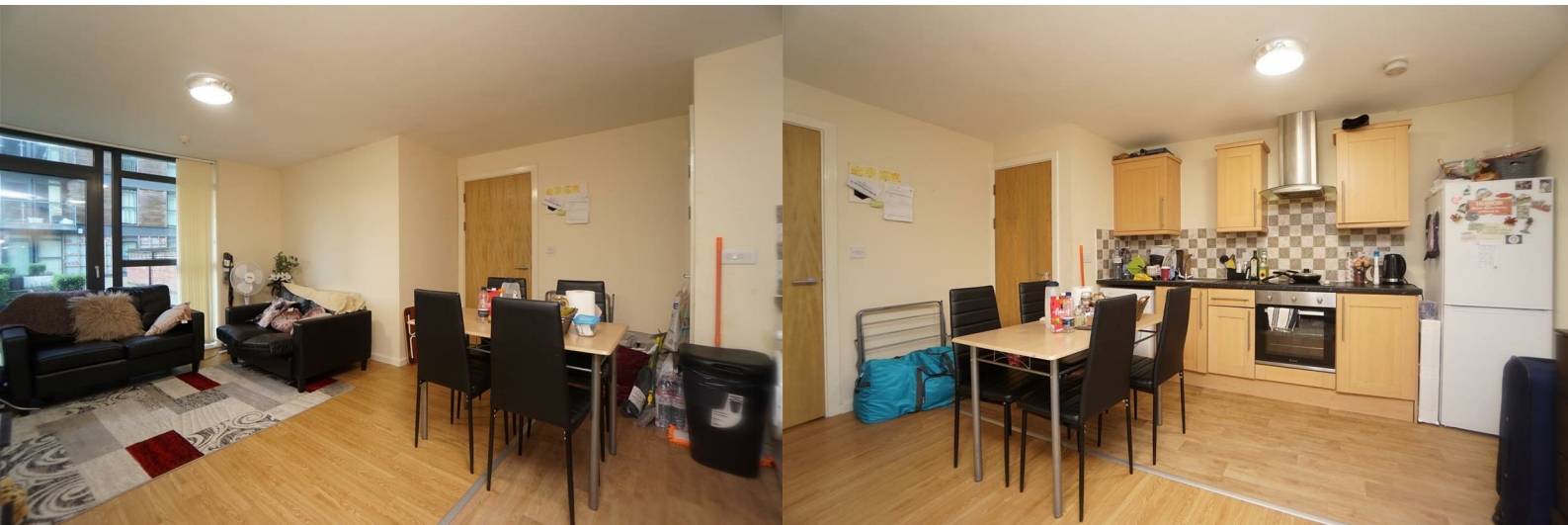
HERE TO GET *you* THERE



Bailey Street

Sheffield, S1 4AB

By Auction £78,000



30 Bailey Street

Sheffield, S1 4AB

By Auction £78,000



FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £78,000* BIDDING CLOSES 17 DECEMBER 3PM * FEES APPLY **CASH BUYERS ONLY**

Hunters Crookes are delighted to present a two bedroom two bathroom city centre flat, which would make the ideal purchase for an investor with potential rent of £850pcm. Situated on a side street away from the busy roads, entry is via Bailey Street through the lower ground floor door and into the communal entrance having internal post boxes, lift and stairs to all floors. Number 10 is located on the ground floor with an entrance lobby leading off to the bathroom, bedrooms and open plan living space. Floor to ceiling windows with patio door out to the communal area, give the lounge a lovely light and airy feel. The dining kitchen enjoys a good range of wall and base units along with a built in electric oven and hob, space for all usual appliances. The master bedroom is en-suite and bedroom two is a good size single. Bathroom with bath, shower, W/C and sink basin. Allocated parking space.

Enjoying a great position close to the busy Devonshire Quarter and ideally situated for all the amenities in the area including shops, supermarkets, bars, restaurants and theatres. There are also excellent public transport links, including the

Supertram network, providing easy access to Central hospitals and Universities.

GENERAL REMARKS

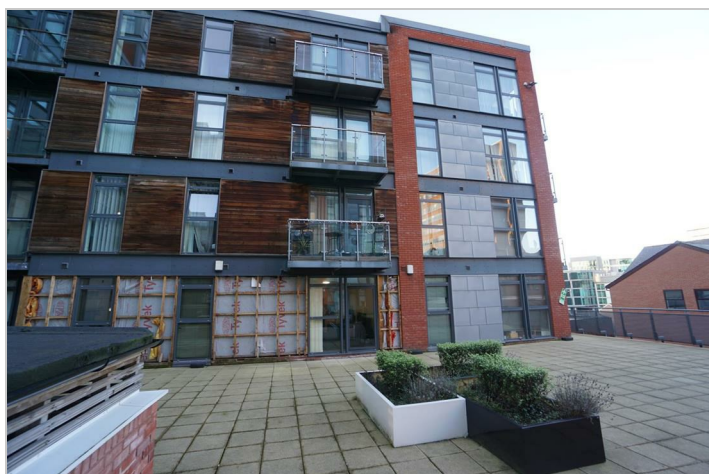
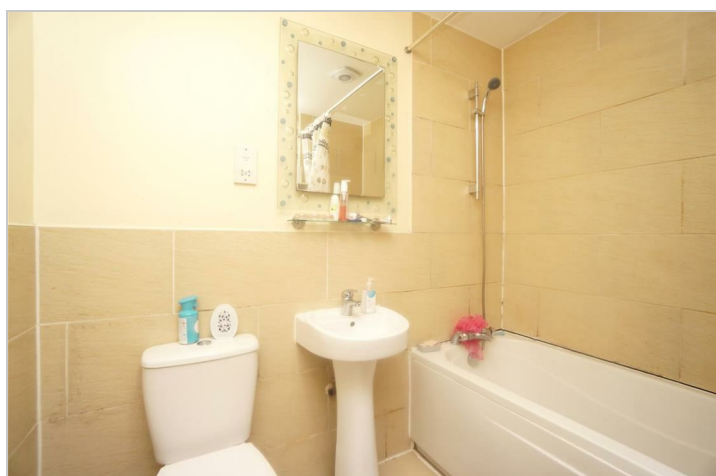
TENURE

The property is Leasehold with 109 years remaining on the lease at a cost of £390 per annum. Service Charges: £2500 per annum.

RATING ASSESSMENT

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

- ATTENTION INVESTORS
- TWO BEDROOMS
- ENSUITE MASTER BEDROOM
- OPEN PLAN LIVING SPACE
- CITY CENTRE LOCATION
- CLOSE TO SUPERTRAM NETWORK
- ALLOCATED PARKING SPACE
- EPC RATING C



Road Map



Hybrid Map

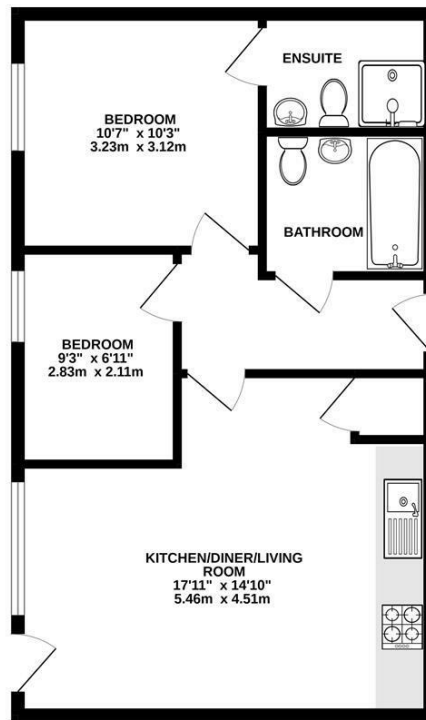


Terrain Map



Floor Plan

544 sq.ft. (50.6 sq.m.) approx.



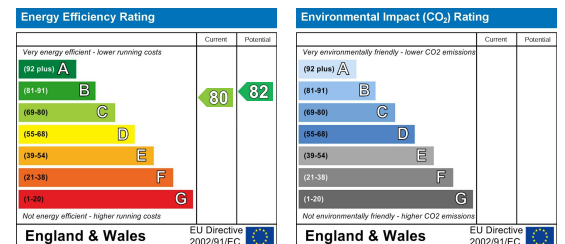
TOTAL FLOOR AREA : 544 sq.ft. (50.6 sq.m.) approx.

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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Viewing

Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.