



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

22 Morton Works, 94 West Street, Sheffield, S1 4DZ

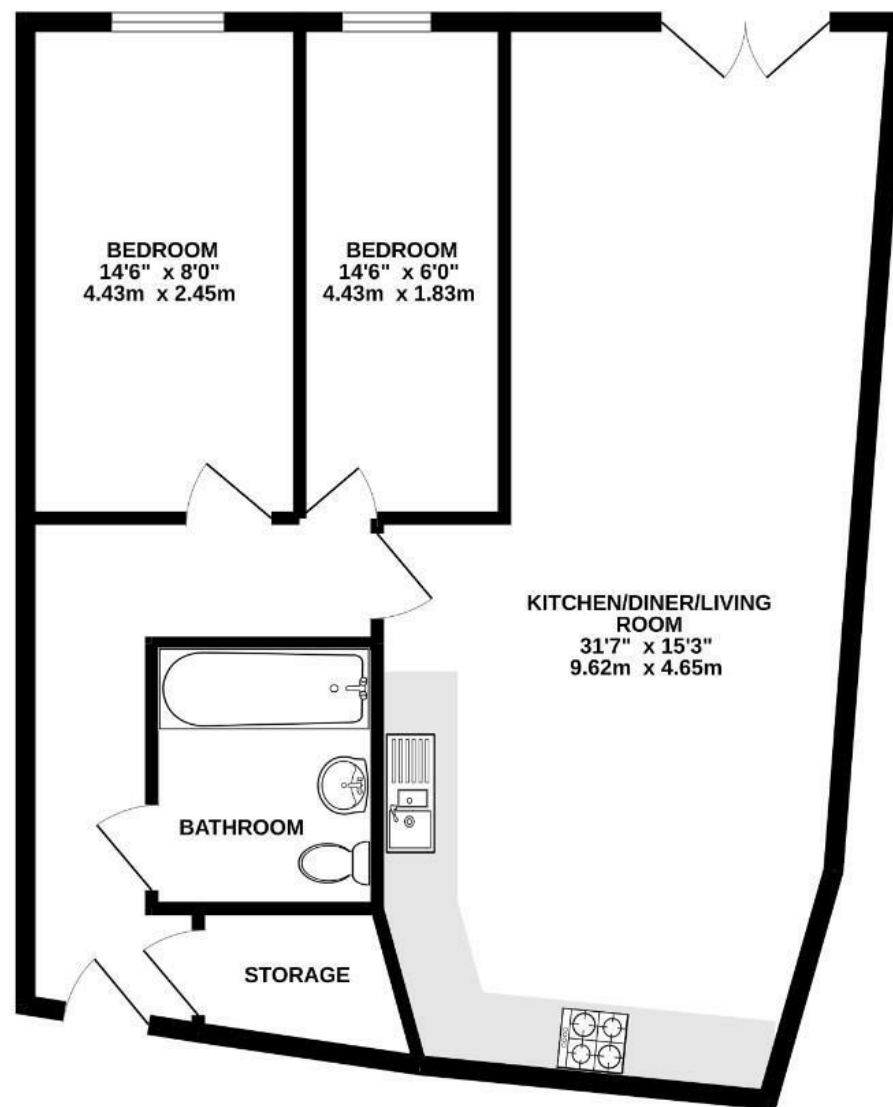
22 Morton Works, 94 West Street, Sheffield, S1 4DZ

Offers In The Region Of £100,000

Hunters Crookes are pleased to market with NO ONWARD CHAIN this spacious two bedroom apartment situated in the City Centre, with access to a range of amenities including shops, bars, cafes and restaurants together with excellent public transport links including the Supertram Network. The apartment is on the third floor and has lift access from the ground floor main entrance. The accommodation briefly comprises: entrance hall with useful storage cupboard and open plan kitchen/living area with Juliette balcony. The modern fitted kitchen has a range of wall and base units incorporating the integrated electric oven and built-in fridge. There are two bedrooms and modern bathroom comprising a white suite of bath with mains shower, pedestal wash basin and low flush wc.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com

737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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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GENERAL REMARKS

TENURE

We understand the property is leasehold with an unexpired term of 999 years from 2003 and ground rent of £150 per annum. There is a service charge of £210 per month which is reviewed annually.

RATING ASSESSMENT

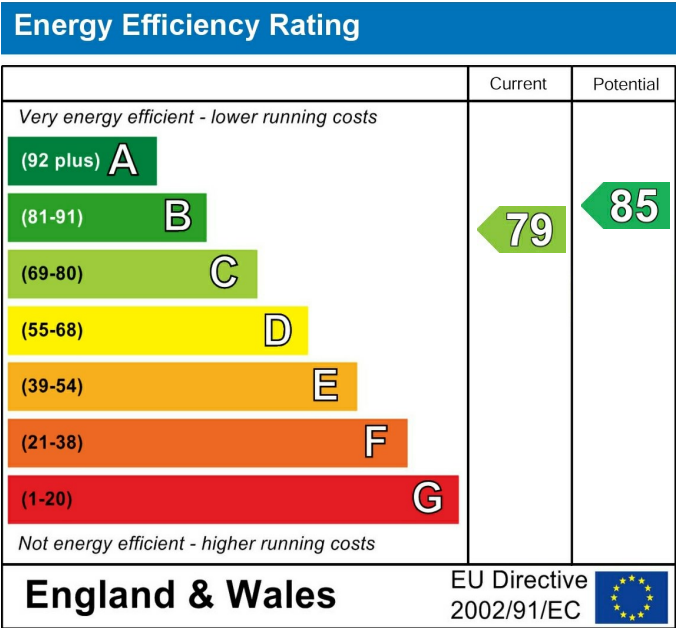
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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

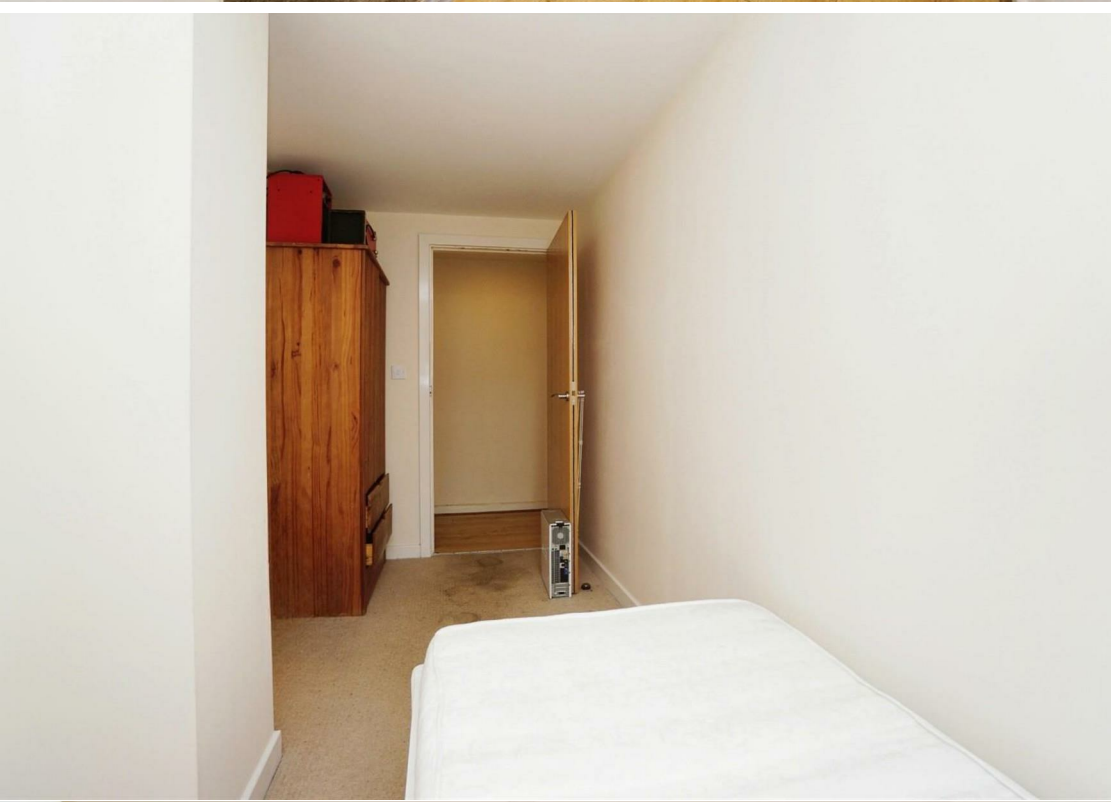
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.  
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



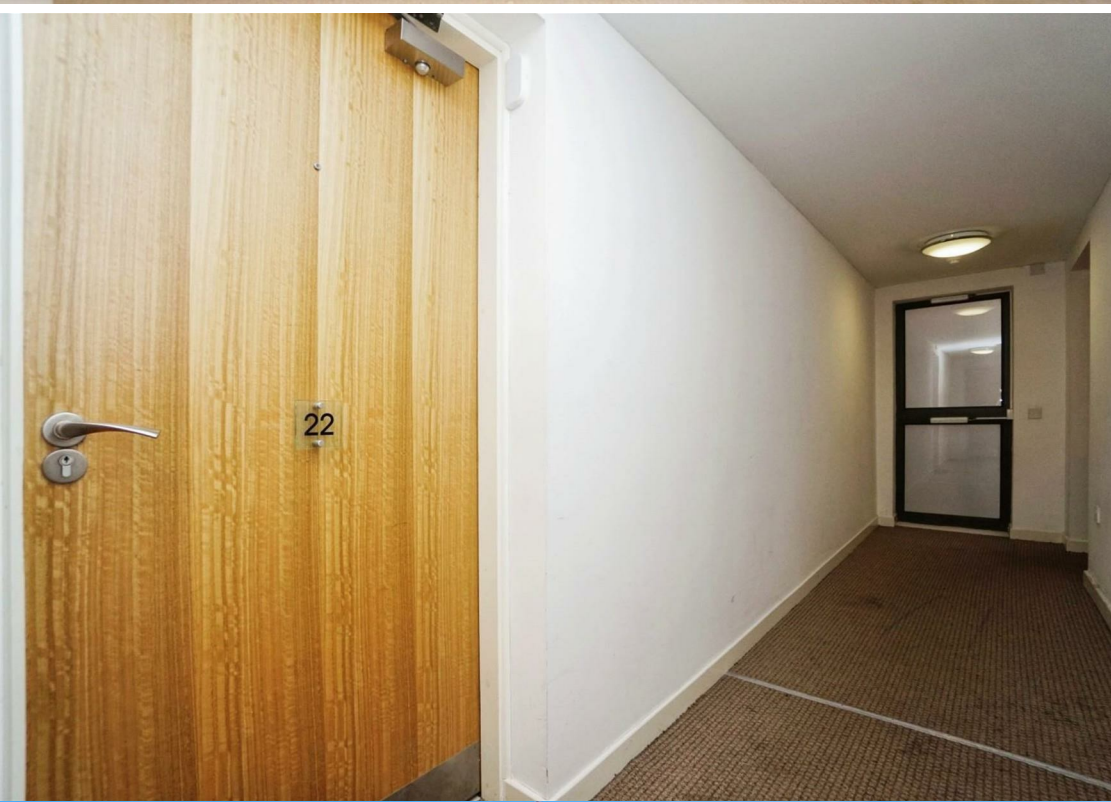
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.















THE ORIGINAL BIERKELLER

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