



HUNTERS[®]
HERE TO GET *you* THERE

147 Ormond Road, Jordanthorpe, Sheffield, S8 8FT

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£90,000

A neutrally decorated two double bedroom top floor apartment with the benefit from a further box room. The property which would be an ideal purchase for both first time buyers and investors likely briefly comprises; communal stairs to the top floor, private entrance lobby with an inner hallway providing access to all rooms. The second bedroom and box room are both accessed via the entrance lobby and have useful built in storage. Moving down the inner hallway is further built in storage cupboard, the master bedroom with fitted furniture to one wall, bathroom and separate w.c. To the end of the property is the open plan living area having windows to both the front and rear with the separate kitchen accessed from off the living room. The kitchen has a range of base units along with space for a cooker and washing machine. The gas fired boiler has been newly fitted in the kitchen and benefits from the remainder of its 10 year guarantee.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 125 Years From 3 July 1989 at a ground rent of £10 per annum.

SERVICE CHARGE

There is a service charge payable of £372 inclusive of buildings insurance.

RATING ASSESSMENT

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

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.

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TOTAL: 75.2 m² (810 sq.ft.)


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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	77
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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. 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.









