



HUNTERS[®]
HERE TO GET *you* THERE

7 147 Harvey Clough Road, Norton Lees, Sheffield, S8 8PF

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£130,000

Welcome to this charming one-bedroom apartment located on Harvey Clough Road in Sheffield. This purpose-built flat offers a perfect blend of comfort and convenience, ideal for those seeking a cosy yet modern living space.

Upon entering the private hallway, you are greeted by an open-plan living area, creating a spacious and inviting atmosphere flowing through to the separate kitchen which provides a functional space for culinary enthusiasts to whip up delicious meals.

The apartment boasts a modern bathroom, perfect for unwinding after a long day. Additionally, a useful study space is available, ideal for those working from home or needing a quiet area for reading and studying.

Outside, the property features communal grounds and gardens, offering a tranquil escape from the hustle and bustle of city life. The added convenience of a car park ensures that parking is never a hassle for residents and their guests.

With no onward chain, this apartment presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Don't miss out on the chance to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm of this delightful apartment for yourself.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 125 years from 25/03/1989 at a ground rent of £** per annum.

SERVICE CHARGE

There is a service charge payable of £*** per annum.

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

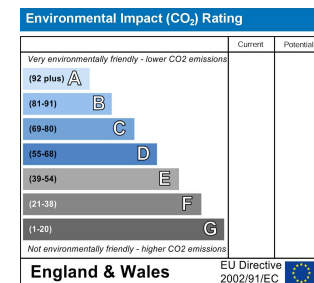
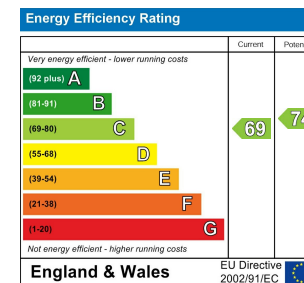
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Total floor area 48.7 m² (524 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). Powered by www.focalagent.com



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









