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16 Hammond Street, Netherthorpe, Sheffield, S3 7PP

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£130,000

located in Netherthorpe, Sheffield, this beautifully presented two-bedroom first-floor maisonette on Hammond Street offers a delightful blend of comfort and modern living. As you enter, you are welcomed into a hallway with stairs leading to the first floor with doors to the kitchen and living room.

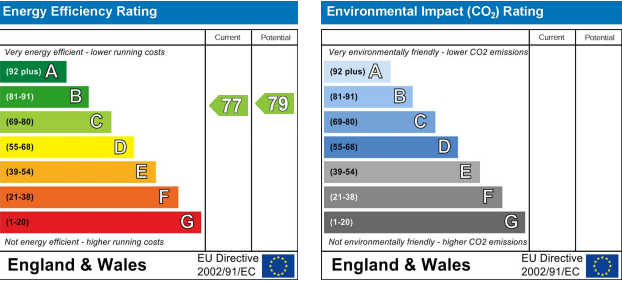
The living room which opens onto a private balcony is East facing and enjoys morning sunlight enabling the room to exude warmth and style, perfect for both relaxation and entertaining guests. This outdoor space is perfect for enjoying a morning coffee or unwinding in the evening.

The heart of the home is undoubtedly the modern fitted dining kitchen, which is designed to cater to all your culinary needs. With ample space for dining, it provides an inviting atmosphere for meals or gatherings with friends. The property benefits from an east to west facing orientation, ensuring that natural light floods through the rooms, creating a bright and airy ambiance throughout the day.

Both bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The well-appointed bathroom adds to the convenience of this lovely home.

This property is ideal for those seeking a modern lifestyle in a vibrant community, with easy access to local amenities and transport links. Whether you are a first-time buyer or an investor this maisonette presents an excellent opportunity being less than a mile from Sheffield University and Hospitals.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 125 years from 09/04/1990 at a ground rent of £10 per annum.

SERVICE CHARGE

There is a service charge payable of £450 per annum and block insurance of £150 per annum.

RATING ASSESSMENT

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

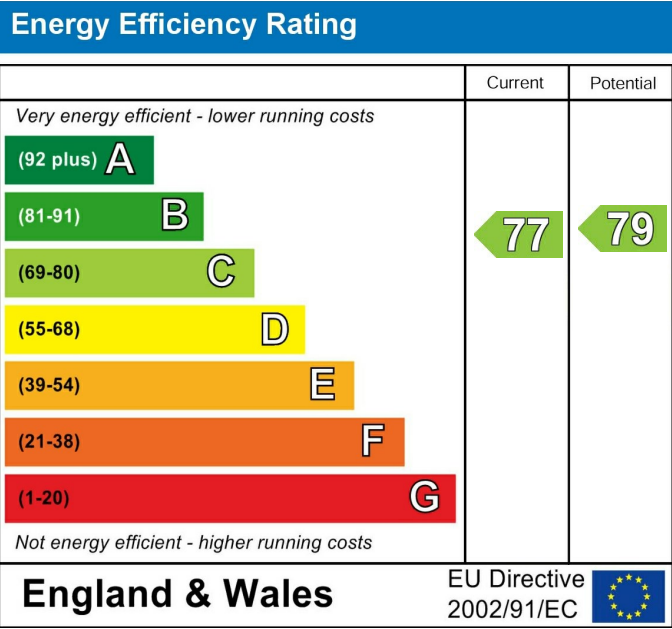
VACANT POSSESSION

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.



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.





