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Apartment 9, Philadelphia House Cross Bedford Street,  
Sheffield, S6 3BS

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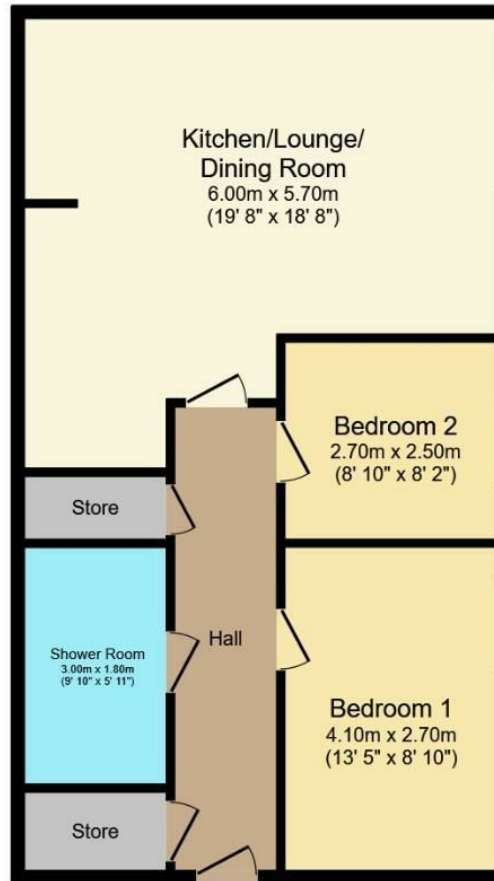
Asking Price £140,000

\*\*\*EWS1 Rating B1 – sufficiently low that no remedial works are required\*\*\*

Hunters Hillsborough are delighted to present a superb two bedroomed ground floor apartment, with no access across the front for complete privacy. Situated in the popular Philadelphia House complex on the edge of Kelham Island and offering allocated secure undercroft parking directly beneath the apartment, viewing is highly recommended. The property is offered for sale with no onward chain and various items of furniture are included in the sale, speak to the agent for further details. Entry to the building via secure external gate and intercom into the lobby. The apartment has a large entrance hallway with Karndean flooring throughout. There's a boiler cupboard and further deep storage cupboard. A glass panelled door leads into the outstanding open plan living space, with white shutters to the window, spotlights and a modern kitchen area. Having a good range of wall and base units with an accompanying work surface, integrated appliances include an electric oven, electric hob, washing machine, dishwasher and a freestanding fridge freezer. Master bedroom with a freestanding wardrobe and further good size bedroom. Envious shower room with granite surfaces, walk in shower cubicle, rainfall and handheld shower, W/C and sink basin. Situated on the edge of Sheffield's popular Kelham Island district packed with restaurants and bars. A short stroll to Tesco's supermarket and easy access to the Sheffield Supertram network.

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Total floor area 64.8 m<sup>2</sup> (697 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).  
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## General Remarks

### TENURE

This property is Leasehold with 233 years remaining

Ground rent: £175 and Service charge £2,037.92

### 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**

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>81</b>   |
| (69-80) <b>C</b>                                   | <b>72</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.



















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STREET



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