



HUNTERS[®]
HERE TO GET *you* THERE

34 Baxter Mews, Sheffield, S6 1LW

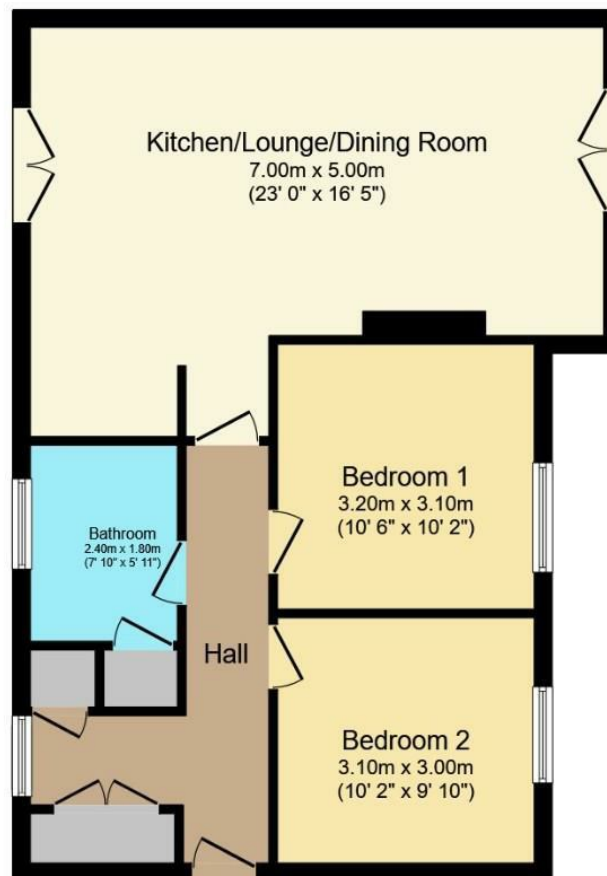
34 Baxter Mews, Sheffield, S6 1LW

Guide Price £140,000

Guide Price £140,000 - £150,000

Hunters Hillsborough are delighted to present a spacious two bedroom first floor apartment located on the sought after Baxter Mews development in the heart of Wadsley Bridge. This particular property would appeal to all ages given the amenities available around the area. A parking space is included and is situated to the front of the building. An onward property has been secured by the vendor and viewing is highly recommended. Entry via secure intercom into the building. Entrance hallway with built in storage cupboard ideal for coats and shoes as well as a cupboard housing the boiler. Fantastic open plan living space comprising kitchen, dining space and a lounge. Two Juliette balcony's front and rear with french doors. The kitchen has a good range of wall and base units with shaker style fronts and accompanying work surfaces. Integrated appliances include a fridge, freezer, an electric oven and hob with an extractor fan with space for a free standing washing machine. Two double bedrooms both with freestanding wardrobes included in the sale. Floor to ceiling tiled bathroom with bath, shower over bath, W/C and sink basin. Ideally located close to the Kilner Way Retail Park, Sainsburys and fantastic public transport links.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Total floor area 66.0 m² (710 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 600 years from 31 August 2001 at a cost of £35 per year. Services charges £343.00 per quarter currently in the process of changing management companies which should reduce the annual fees.

RATING ASSESSMENT

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

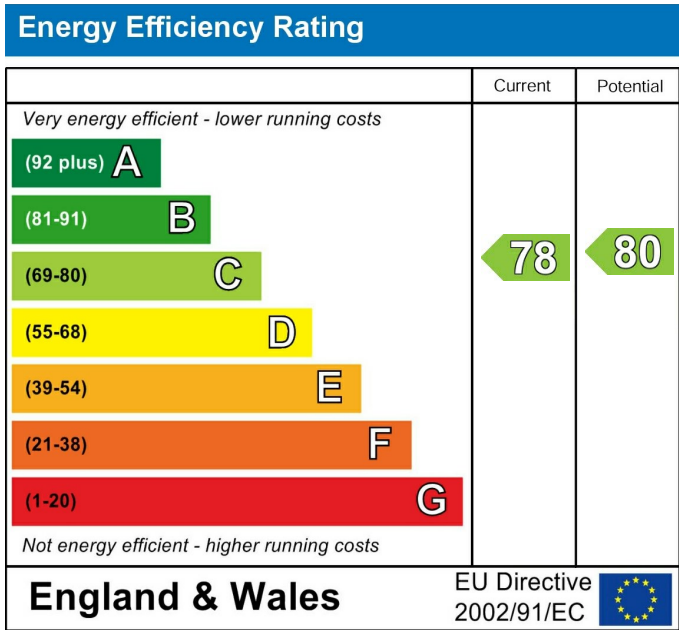
VACANT POSSESSION

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 requirement

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

