



HUNTERS[®]
HERE TO GET *you* THERE

Apartment 39 Bland Lane, Sheffield, S6 4BQ

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Asking Price £160,000

Hunters Hillsborough present a rare opportunity to acquire a first floor two bedroom apartment in the sought after residential area of Wadsley Village. Set back from the road and offering views over Sheffield, early viewing is highly recommended. Access via an intercom system with stairs rising to the apartment. Welcoming entrance hallway with a handy walk in room ideal for a home office or nursery, currently used as storage. The lounge diner is a bright, relaxing room with cream carpets, neutral decor and a feature fire surround with a marble hearth. Patio doors out to a sunny balcony with lovely views. Space for lounge and dining room furniture with the diner having a floor to ceiling window overlooking the communal gardens of the complex. Door through to the kitchen with a range of white wall and base units and accompanying work surfaces and a breakfast bar ideal for morning coffee. Under counter space for a fridge, washing machine and a dishwasher which are included in the sale. Good size master bedroom with a range of fitted wardrobes. Further double bedroom with fitted wardrobes and views over Sheffield. Separate W/C and a fully functional wet room with a sink basin. The apartment is set in well looked after communal grounds with on street parking on a first come first serve basis and is offered for sale with no onward chain.

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

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack 5/2024

Local Area

Wadsley is ideally placed close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away.

General Remarks

TENURE

This property is Leasehold with 115 years remaining the service charge fees are £63.41 per month.

RATING ASSESSMENT

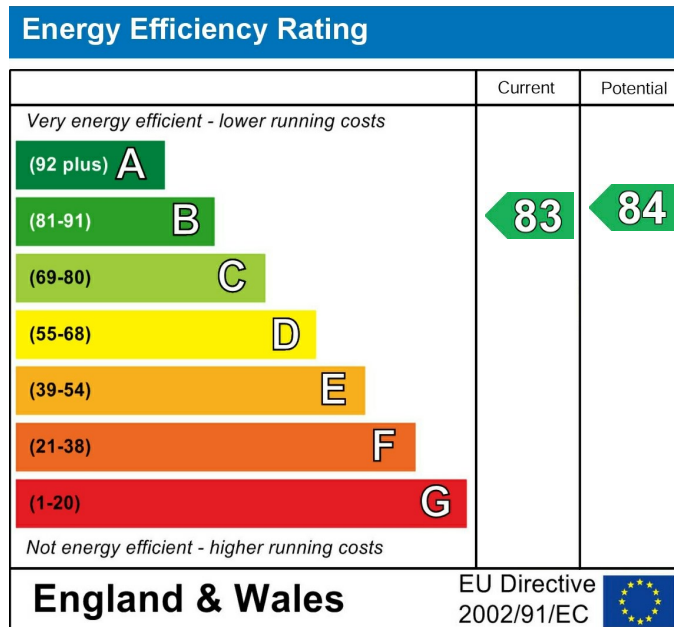
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

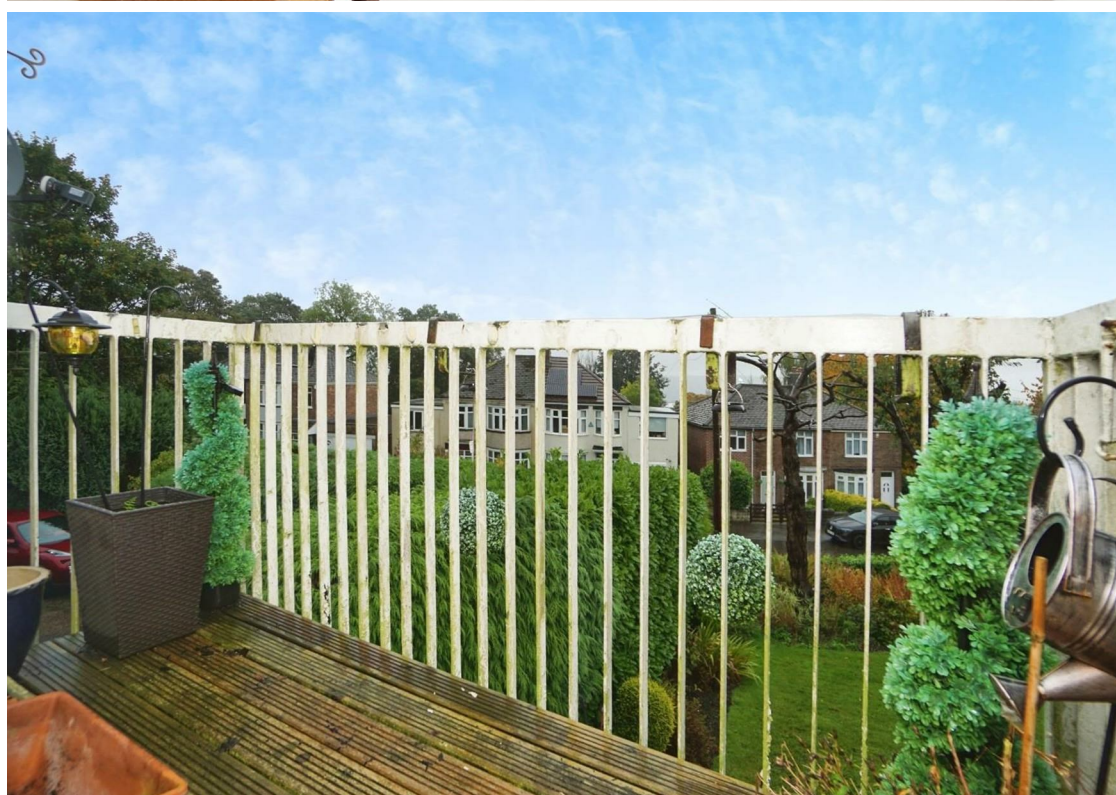
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirement



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.











35 - 45
Bland Lane