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36 Southwood Grove, Sheffield, South Yorkshire, S6 1XD

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Offers Over £130,000

Hunters Hillsborough are delighted to present this two bedroom second floor apartment located in the sought-after Wadsley Park Village. Situated in a pleasant cul-de-sac and having allocated parking at the back of the development. Entrance to the building via secure communal door with intercom. Stairs to the second floor with a door through to the entrance hallway giving access to all rooms. The lounge/diner is a relaxing room with a feature fireplace and electric fire. Lovely views from the lounge window over the estate and towards the green fields and hills Sheffield has to offer. Well equipped kitchen with white wall and base units finished with accompanying work surfaces and built-in electric oven and hob. Space for fridge-freezer and washing machine. Two good sized bedrooms, the master enjoying the lovely views. Finished with light and clean décor throughout the property. This is a great opportunity to get your foot on the property ladder and a viewing is highly recommended. Excellent local amenities close by Including Asda supermarket and Hillsborough itself. Regular public transport links including Sheffield Supertram.



Total floor area 51.2 m<sup>2</sup> (551 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

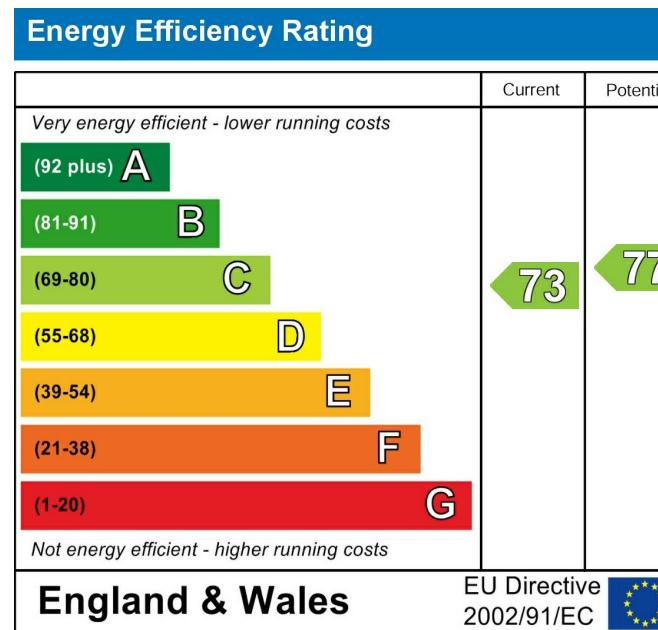
GENERAL REMARKS TENURE The property is Leasehold 999 years from 1 January 2001 Ground rent is £75/y. There is a service charge payable which varies depending on the level or work carried out. Usually around £350 per quarter.

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A.

Vacant possession upon 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

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.



