



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

5 Laxey Road, Stannington, Sheffield, S6 5PF

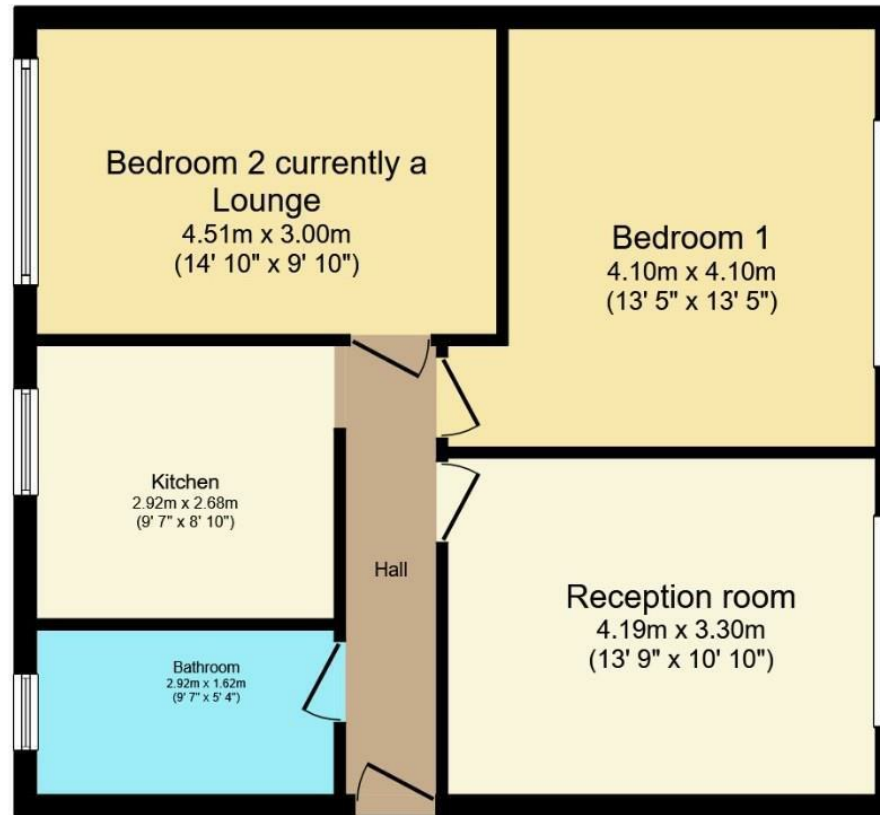
5 Laxey Road, Stannington, Sheffield, S6 5PF

Asking Price £160,000

Hunters Hillsborough are delighted to present a spacious two double bedroom ground floor apartment offering outstanding views over Rivelin Valley and beyond. This small development of apartments has well maintained communal grounds and a communal car parking area. Of possible interest to first time buyers or downsizers, viewing is highly recommended. Entry via secure intercom system into the ground floor of the building. Entrance hallway with access to all rooms. To the front of the property is a reception room with floor to ceiling built-in storage cupboards, along with a supersized double bedroom also with floor to ceiling wardrobe space. Having a good range of wall and base units, finished with modern dark fronts and contrasting work surfaces, the kitchen overlooks the rear of the property and enjoys the views of the valley. Integrated appliances include an electric oven and gas hob, with space for a freestanding washing machine and fridge freezer. The main lounge area (previously a bedroom) is a relaxing room with stunning countryside views. Good size shower room with a walk in shower, W/C and sink basin.

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**Floor Plan**

Total floor area 61.6 m<sup>2</sup> (663 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Local Area**

Laxey Road is located between the village of Stannington and the Rivelin Valley Nature Park. Amenities include well regarded independent local stores, regular public transport links to the City centre and good local schools .

**General Remarks**

**TENURE**

This property is Leasehold with 153 years remaining at a cost of £30 per annum, the service charges are £110 per month

**RATING ASSESSMENT**

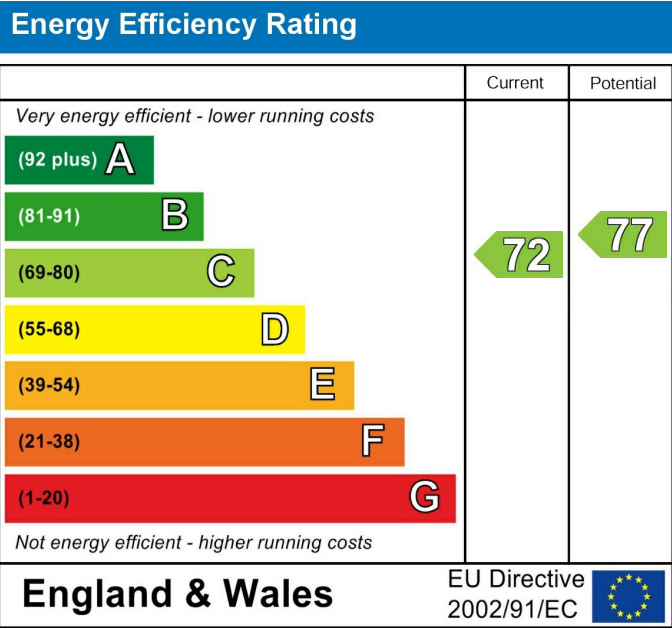
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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 requirements.



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.





