



HUNTERS[®]
HERE TO GET *you* THERE

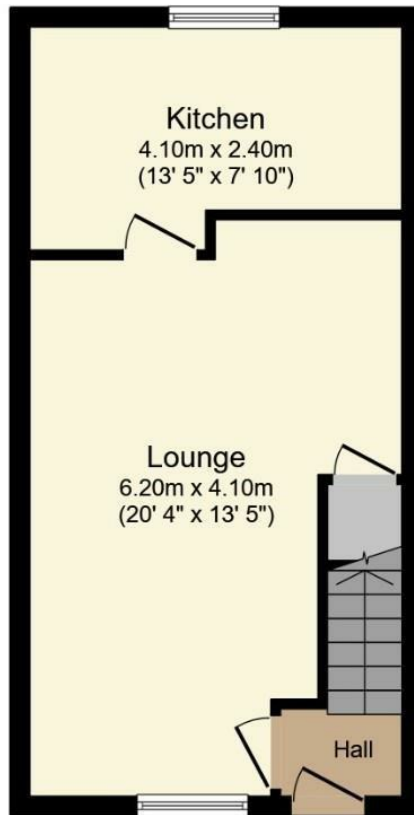
2 Cornish Place, Cornish Street, Sheffield, S6 3AF

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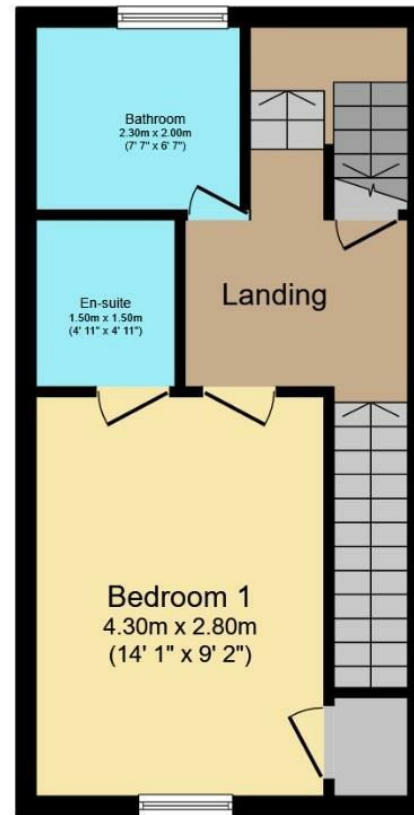
Asking Price £350,000

Hunters Hillsborough are delighted to present a two double bedroomed Grade 2 listed property situated in the most desirable position within the Cornish Place development at Kelham Island. This stunning location enjoys river views, private parking and some of the best cafes, restaurants and pubs that Sheffield has to offer right on your doorstep. The property forms part of a collection of period houses, riverside with access to the main square within the development offering an on site gym and use of 2 apartments exclusively for residents at a reduced rate, ideal for when friends and family visit. Situated over three floors with an en suite master bedroom and furniture available subject to further negotiations, viewing is highly recommended. Entry via the front door into the inner lobby with stairs rising to the first floor. Relaxing open plan lounge diner with oak flooring and understairs storage as well as access to the cellar. Front facing sash window and plenty of space for lounge and dining room furniture. Through to the kitchen with a good range of wall and base units, integrated electric oven and gas hob along with freestanding appliances. The first floor offers an ensuite master bedroom with a sash window overlooking the river and beyond. En suite comprising shower cubicle, W/C and sink basin. Good size family bathroom with a bath, shower over bath, W/C and sink basin. Handy storage cupboard and stairs rise to the 2nd floor. Supersized attic bedroom with laminate flooring and a range of floor to ceiling fitted wardrobe space and shelving. Two Velux windows and eaves access. Allocated parking space included along with use of all the communal areas the development has to offer.

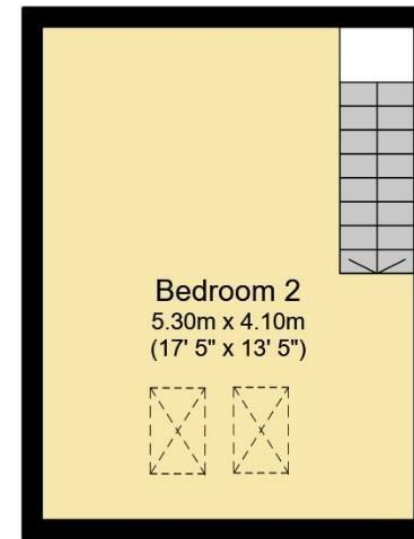
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

Total floor area 87.4 sq.m. (940 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 98 years remaining at a cost of £ ***** The services charges are *****

RATING ASSESSMENT

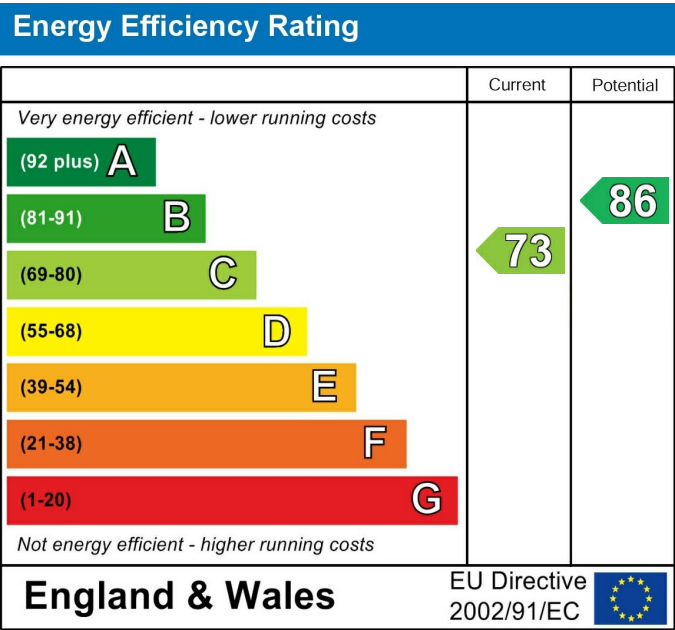
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.







