



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

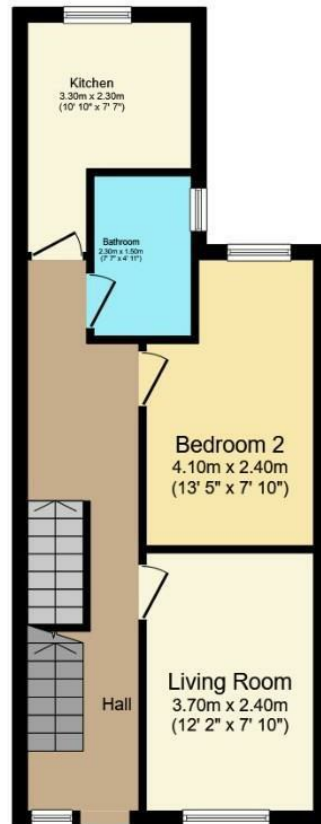
18b Cannock Street, Sheffield, S6 2AZ

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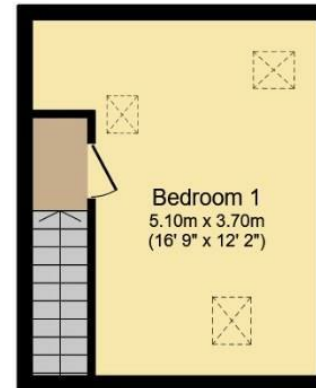
Asking Price £130,000

Hunters Hillsborough are delighted to present a two double bedroomed apartment over two levels situated on a quiet road in Hillsborough just a stone throw away from the green space of Hillsborough Park. Occupying the top two floors of this end terrace, the property boasts bright and spacious accommodation with newly fitted carpets and a full re-decor in 2022, viewing is highly recommended. Entry via the front door with stairs rising to the apartment. Front facing lounge with an almost floor to ceiling window looking out over this popular tree lined cul-de-sac. Fully fitted kitchen with a range of wall and base units and freestanding appliances including an electric oven, gas hob, washing machine and fridge freezer. Double bedroom overlooking the rear of the property with neutral decor and plenty of space for bedroom furniture. Family bathroom with bath, shower from taps, W/C and sink basin. Stairs rise to a superb attic bedroom with velux windows and neutral decor. The road is private parking with a permit scheme for residents and in recent years the road has qualified for free Tramline tickets!

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
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**Ground Floor**



**First Floor**

Total floor area 61.3 sq.m. (660 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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LOCAL AREA

Located in the heart of Hillsborough, excellent amenities within walking distance, including the Sheffield Super tram links, Hillsborough Park, local convenience shops, cafés, takeaways etc.

General Remarks

TENURE

The property is Leasehold with 683 years remaining , this is a peppercorn rent and has not been collected since the current owner has lived there.

RATING ASSESSMENT

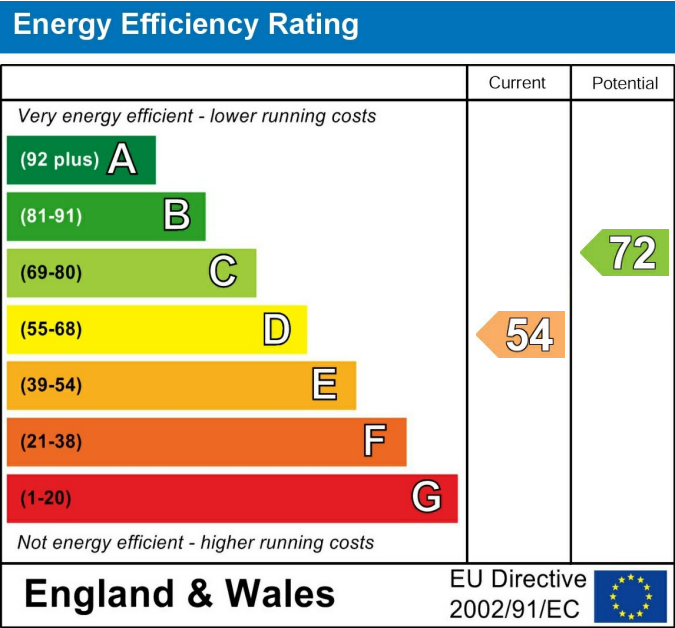
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.















