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97 Leppings Lane, Sheffield, S6 1SU

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Asking Price £129,950

We are acting in the sale of the above property and have received an offer of £125,000 on the above property.

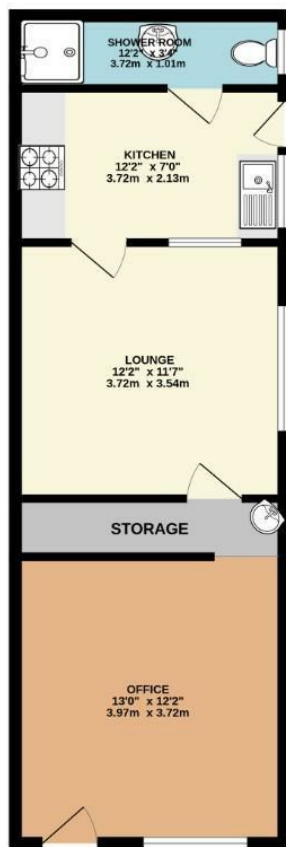
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

*** Cash buyers preferred***

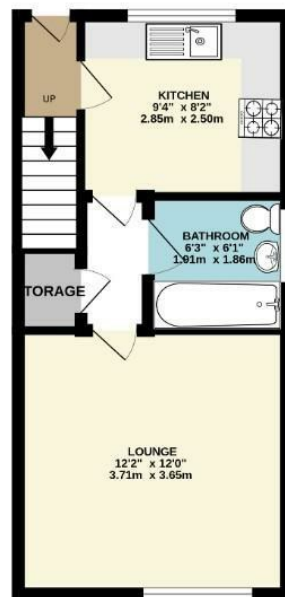
Hunters Hillsborough are delighted to present an ideal opportunity for investors and portfolio landlords to purchase two self contained flats with a shop fronted area located on a popular road in Hillsborough. Entry via the front of the property to a spacious office/shop front with a storage cupboard to the rear and plumbing. Side door giving entry to a self contained flat with a kitchen having a range of fitted wall and base units, integrated oven and hob and sink/drainage with mixer tap over. Door through to the shower room with WC, pedestal sink and shower enclosure with mixer shower. Living space with room for a double bed, and lounge furniture. To the rear steps rise to a balcony giving entry to a two bed roomed maisonette with kitchen, lounge and bathroom on the first floor and stairs rising to two double bedrooms, both with velux windows. To the rear of the property is a courtyard and access to a storage cupboard.

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

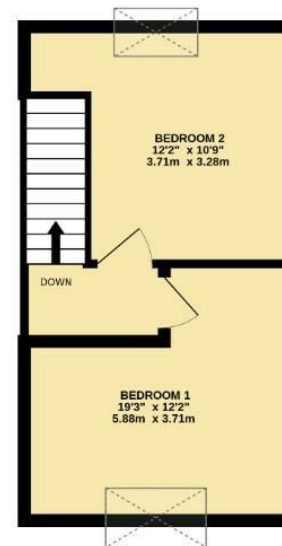
GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.0 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.

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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









