



HUNTERS[®]
HERE TO GET *you* THERE

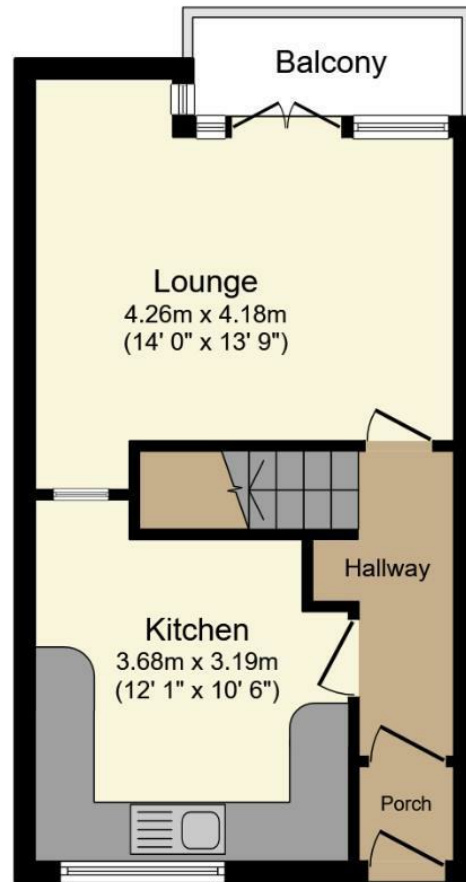
90 St. Philips Road, Sheffield, S3 7JR

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Asking Price £110,000

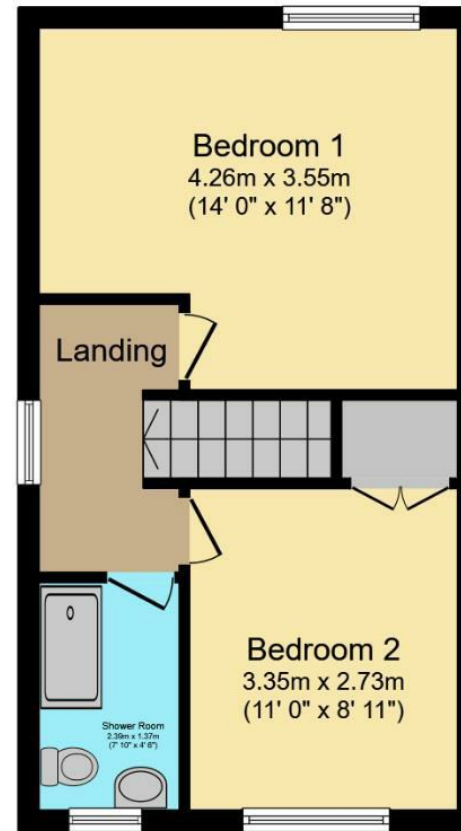
Hunters Hillsborough are delighted to present a two double bedroomed maisonette situated in the heart of the city centre within walking distance to the University of Sheffield and the Hallamshire Hospital. Appealing to first time buyers or investors and offered for sale with no onward chain, viewing is highly recommended. Entry via the secure communal intercom with stairs up to the third floor. The front door leads to a porch ideal for coats and boots with access into the main entrance hallway. The breakfast kitchen has a good range of wall and base units with undercounter space for appliances along with room for a table and chairs. Bright and spacious lounge with doors opening onto a private balcony overlooking the communal spaces the complex has to offer. Upstairs you will find two double bedrooms, both providing pleasant views and the family shower room with a shower enclosure, W/C and sink basin.

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

Floor area 32.2 sq.m. (347 sq.ft.)



First Floor

Floor area 33.9 sq.m. (365 sq.ft.)

Total floor area: 66.1 sq.m. (712 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

General Remarks

TENURE

This property is Leasehold 90 years remaining at £10 per annum the service charges are £500 - £700 per annum depending on works done to the building

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.

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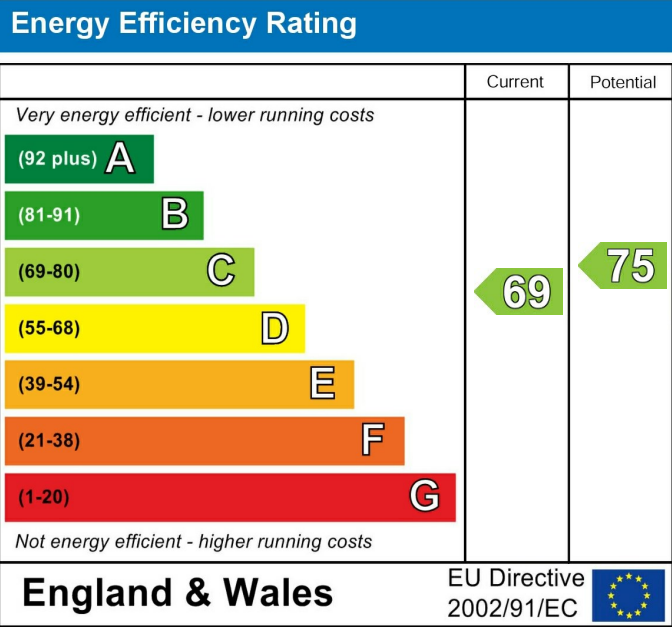
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our 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.



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.

