

HUNTERS®

HERE TO GET *you* THERE



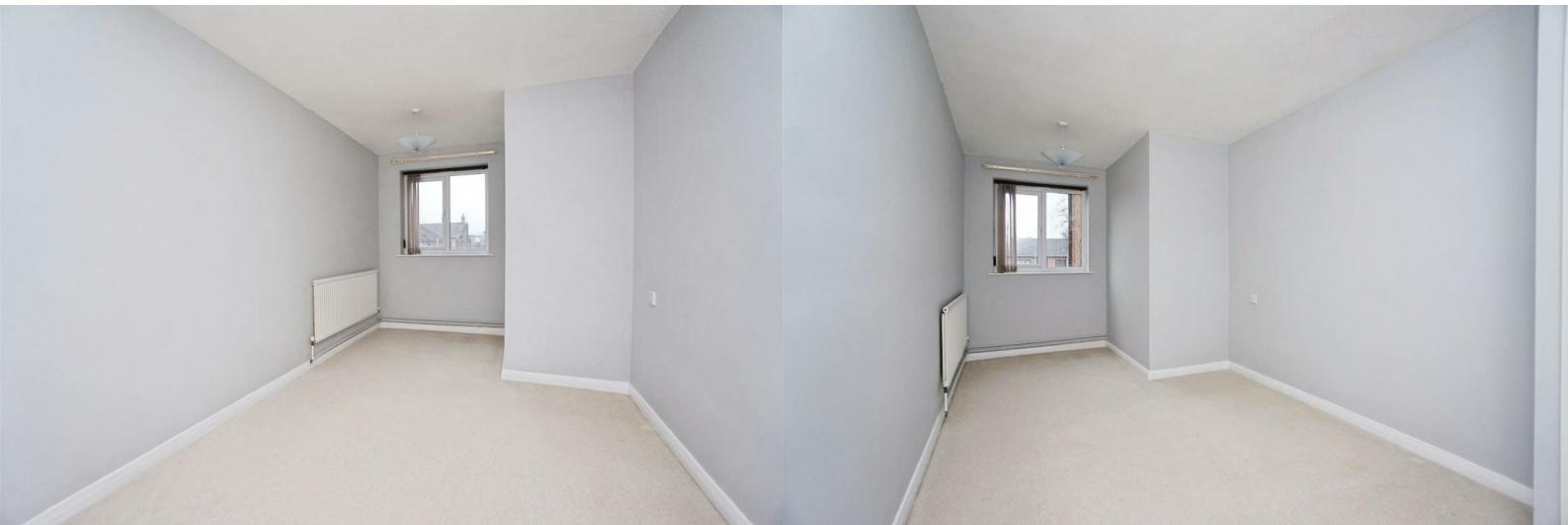
Nether Edge Road

Sheffield, S7 1RU

£89,250



Council Tax: A



14 Birchcroft Nether Edge Road

Sheffield, S7 1RU

£89,250



Entrance Hall

Having a built in closet and a control point for the door porter system.

Lounge

16' x 10'2" (4.88m' x 3.05m'0.61m")

Having box bay window looking to the rear.

Adjoining Kitchen

13'10" x 5'7" (3.96m'3.05m" x 1.52m'2.13m")

Having a stainless steel sink unit with mixer tap set into an "L" shaped working surface with cupboards below and space, plumbing and drainage for a dishwasher. An adjoining worktop with drawers below and space for a washing machine, and ranges of wall cupboards which in part enclose the gas fired central heating boiler. The walls are part ceramic tiled and there is a walk in STORE CUPBOARD.

Bedroom No.1

16'8" x 8'8" (4.88m'2.44m" x 2.44m'2.44m")

Bedroom No.2

16' x 8'5" (4.88m' x 2.44m'1.52m")

With a range of mirror sliding door wardrobes.

Shower Room/WC

The walls being part ceramic tiled and having a suite of vanity wash hand basin with cupboards below, shower cubicle with electric shower unit and low flush W.C.. A fitted electric extractor fan.

Outside

COMMUNAL GARDENS and GROUNDS shared in common with other occupants of the development and ample OFF STREET CAR PARKING SPACE with access from Ashland Road.

General Remarks

GENERAL REMARKS

TENURE

The property is Leasehold for a term of 99 years from the 1st October 1989 at a peppercorn ground rent.

SERVICE CHARGE

A Service Charge is levied to cover the cost of upkeep of the grounds and common areas, repairs and maintenance, external decoration, management costs, insurance and the provision of a Warden Call Service. We are advised that at the present time, the Service Charge amounts to £1,885.32 per annum.

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.

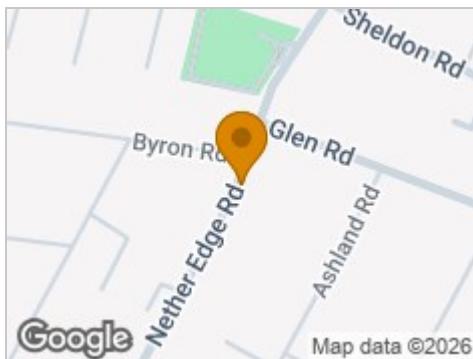
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering

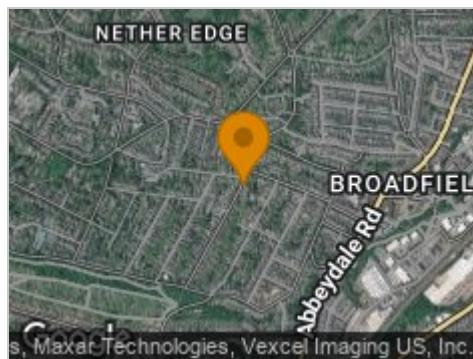
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to 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 set your property live.



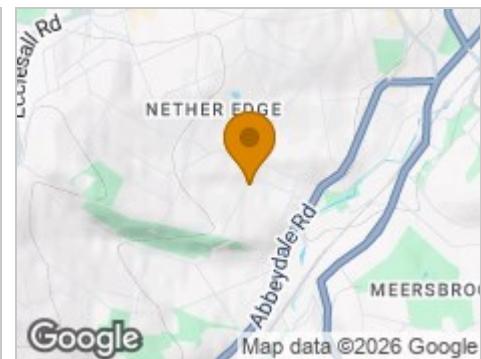
Road Map



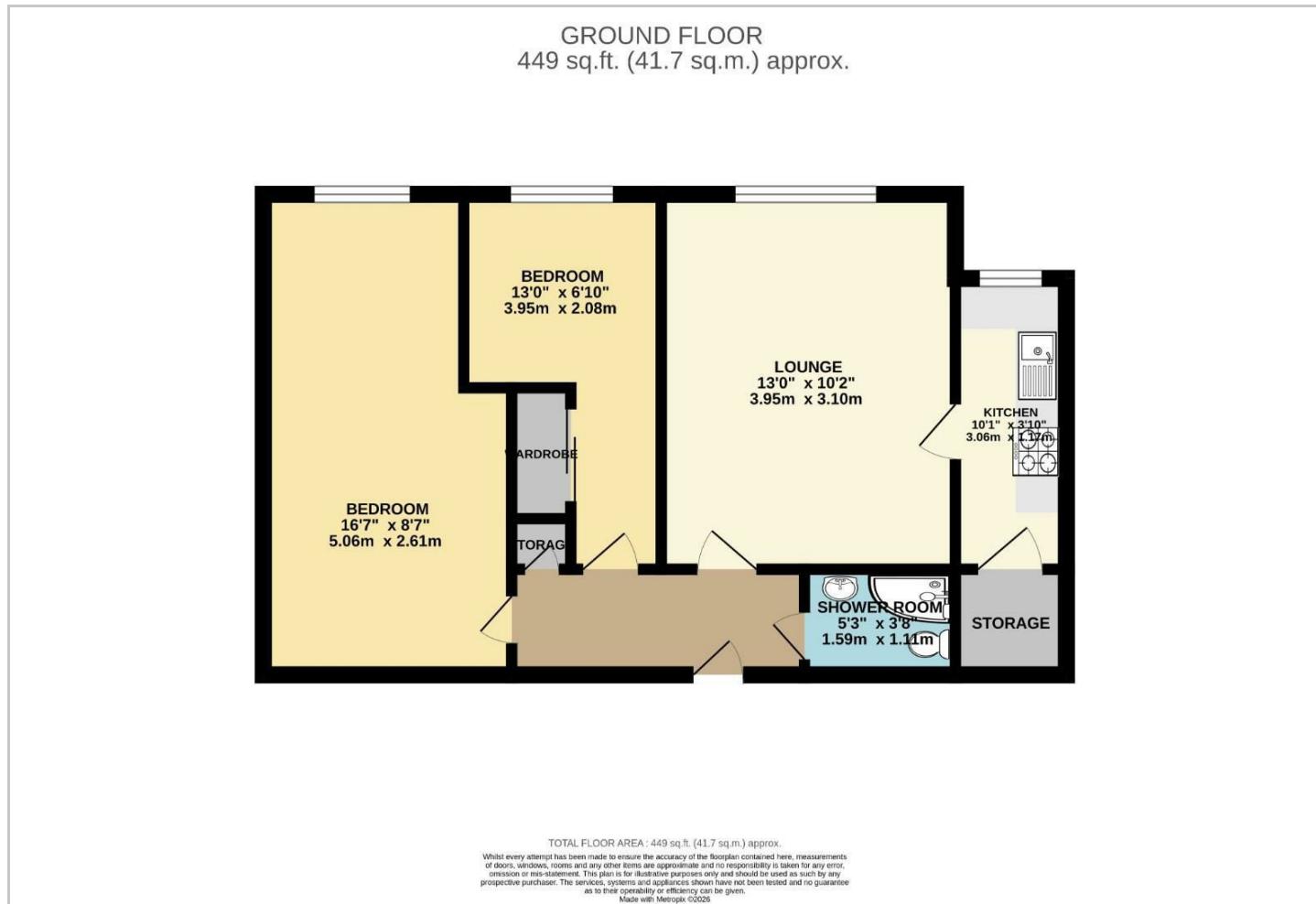
Hybrid Map



Terrain Map



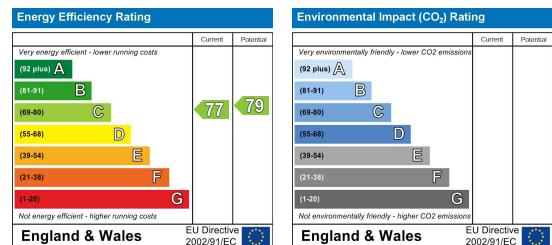
Floor Plan



Viewing

Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.