



HUNTERS[®]
HERE TO GET *you* THERE

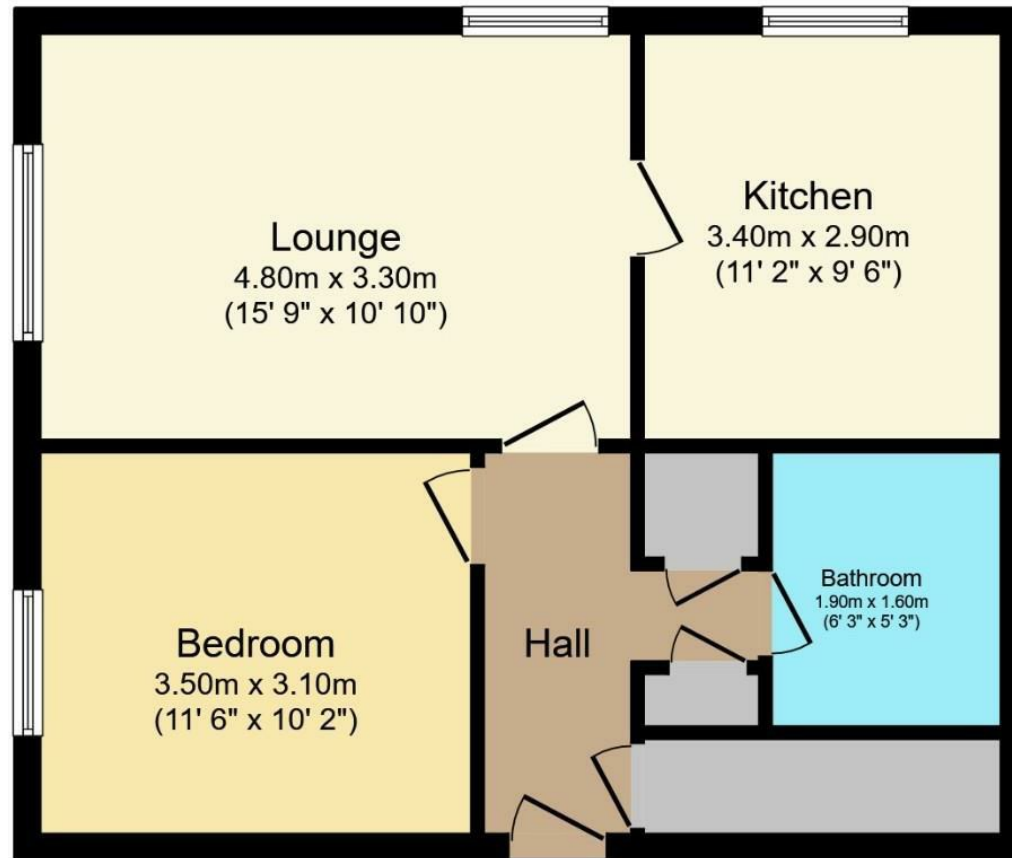
Flat 5, 141 Halifax Road, Wadsley Bridge, Sheffield, S6 1LB

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Asking Price £90,000

Hunters Hillsborough are delighted to present a first floor apartment set back from the road in a private development in the heart of Wadsley Bridge. Ideal for first time buyers or investors, this one bedroomed flat is an ideal step on the property ladder and is surrounded with many excellent local amenities. Entry via secure intercom with stairs rising to the first floor. Upon entry, a corridor gives access to all rooms with the main living quarters comprising a good size lounge with two windows and an electric fire. Door through to the kitchen with a range of wall and base units and freestanding appliances which can be included in the sale along with most of the furniture in the property. There's a spacious double bedroom with ample room for bedroom furniture and the family bathroom with a bath, shower over bath, W/C and sink basin. The apartment boasts a large storage cupboard, ideal for coats and boots along with a further cupboard with shelving. Cupboard housing the hot water tank and use of the communal grounds along with communal parking.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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Total floor area 50.7 sq.m. (546 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

Wadsley Bridge offers a fantastic range of amenities including local shops and takeaways, Lidl, Asda and Sainsburys supermarkets and the Kilner Way Retail Park. Excellent public transport links and local schools within walking distance.

General Remarks

TENURE

This property is Leasehold with 95 years remaining at a cost of £53 per month including the Service Charges

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.

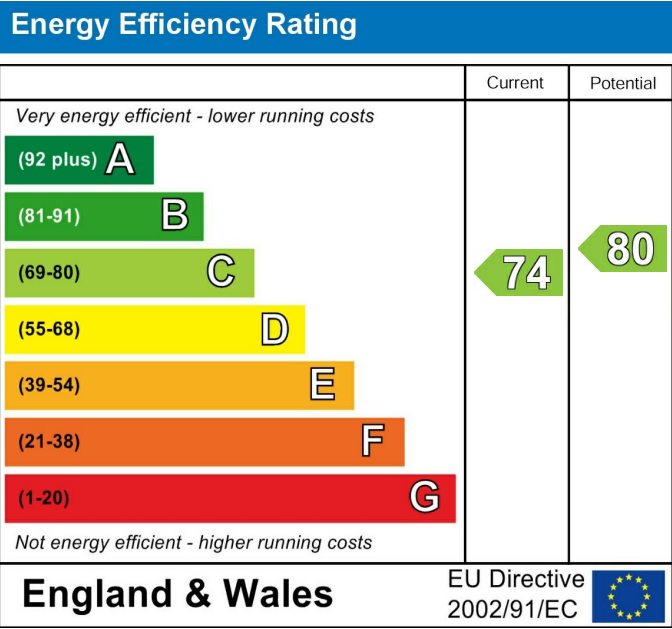
MORTGAGE FACILITIES

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

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.



