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HERE TO GET *you* THERE

Apartment 2, Mowbray House 19 Hunter Road, Sheffield, S6  
4LE

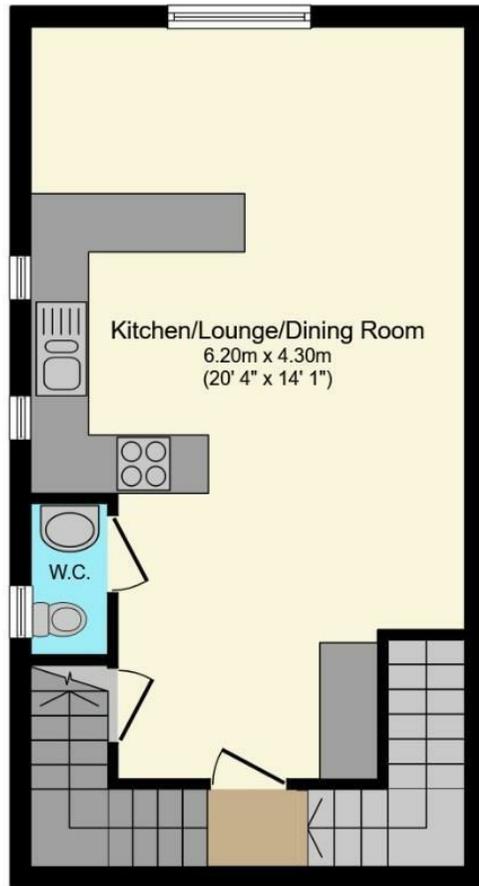
## Apartment 2, Mowbray House 19 Hunter Road, Sheffield, S6 4LE

Guide Price £150,000

\*\*\* GUIDE PRICE £150,000 - £160,000 \*\*\*

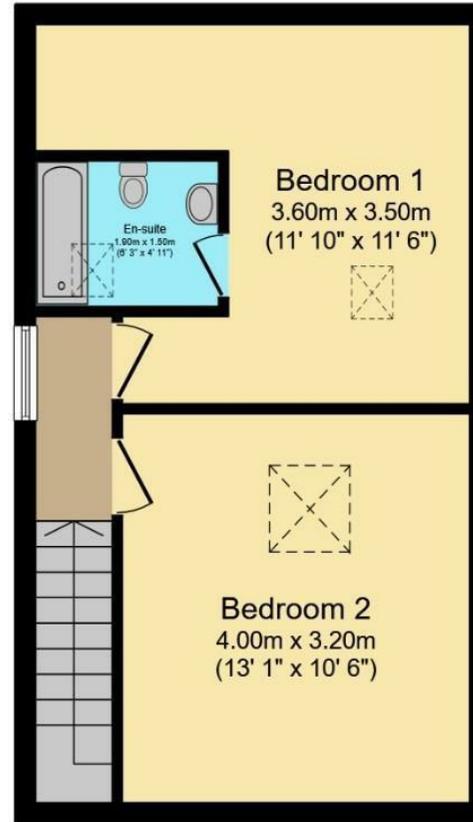
Hunters Hillsborough are delighted to present a one/two bedroomed duplex apartment converted in 2021 boasting a quiet cul de sac position with off road parking. Situated in the heart of Hillsborough with excellent local amenities, this bright and spacious apartment with modern fixtures and fittings would appeal to first time buyers or investors, viewing is highly recommended. Entry via the communal door into the entrance hallway with access to the apartment via its own entrance. Superb open plan living area with three windows and ample storage space. Fully fitted kitchen with a range of wall and base units, integrated appliances including an electric oven and hob, fridge, freezer and plumbing for a washing machine. Lounge and dining space along with access to the downstairs W/C. Stairs rise to the master bedroom, a good size double with a Velux window and ensuite bathroom comprising bath, W/C and sink basin. The ensuite is used as the main bathroom in the apartment. Further double bedroom with a velux window. Outside there is communal space to the rear with an allocated parking space.

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

Floor area 38.9 sq.m. (418 sq.ft.)



### First Floor

Floor area 36.0 sq.m. (388 sq.ft.)

**Total floor area: 74.9 sq.m. (806 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](http://www.Propertybox.io)

## LOCAL AREA

Situated in the heart of Hillsborough and offering the convenience of various amenities within walking distance, including the Sheffield Super tram links, Hillsborough Park local shops, cafés, and restaurants.

## GENERAL REMARKS

The property is Leasehold with 994 years remaining the management company is in the process of being set up.

## 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.

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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.





