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134a and 134b Queens Road, Sheffield, S2 4DH

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Asking Price £200,000

| TWO SEPERATE DWELLINGS | INVESTMENT OPPORTUNITY | A unique opportunity for investors or those seeking a comfortable home, conveniently located close to Sheffield train station and the City Centre.

Nestled on the desirable Queens Road in Sheffield, this charming flat conversion comprises two well-appointed apartments: a one-bedroom ground floor flat and a spacious two-bedroom duplex.

The ground floor apartment welcomes you with a rear entrance leading into a bright dining kitchen, perfect for culinary enthusiasts. This flat also features a well-designed bathroom at the rear and a cosy double bedroom at the front, ensuring a practical and inviting living space. To convert the flats back to the original house, one partition wall on the side entrance is to be removed.

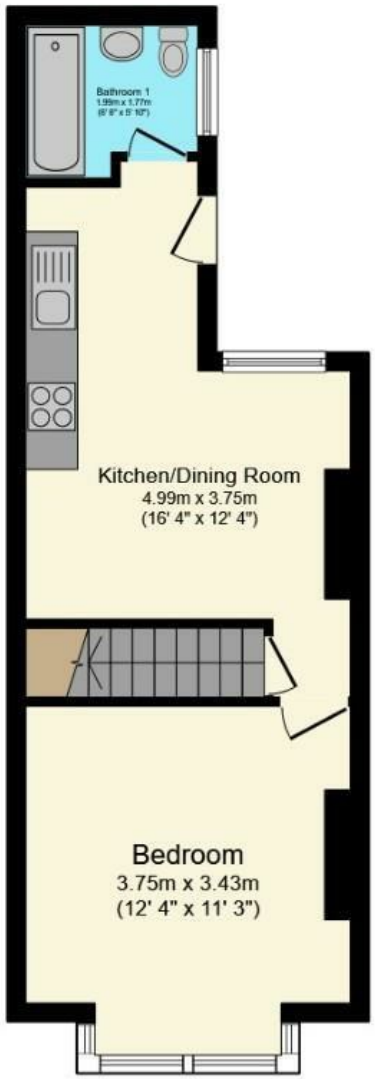
The duplex apartment is accessed via a side entrance, leading to an open-plan living and dining kitchen area that is ideal for entertaining. This level also includes a front double bedroom and an off-shot bathroom, providing all the necessary amenities. Ascend the stairs to discover a further double bedroom on the second floor, offering a private retreat.

Both apartments are presented to a high standard, boasting modern fixtures and fittings throughout, and are equipped with gas central heating for year-round comfort. Externally, the property features a level shared garden, providing a pleasant outdoor space for relaxation or social gatherings.

This property is an excellent choice for those looking to invest in a prime location or for families seeking a stylish and convenient living arrangement. With its modern amenities and proximity to the city centre, this flat conversion is sure to attract interest from a variety of buyers.

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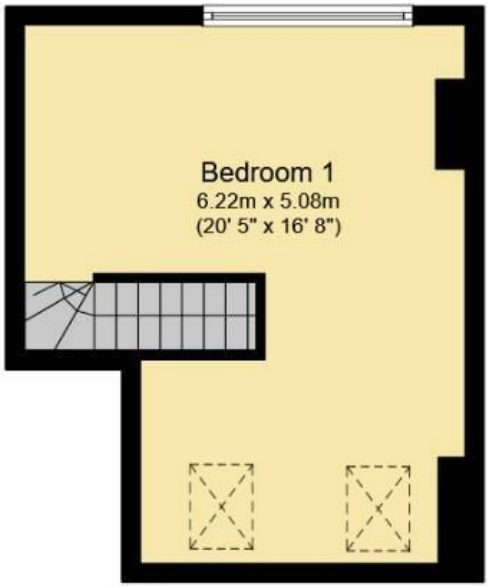
Ground Floor

Floor area 36.6 sq.m. (394 sq.ft.)



First Floor

Floor area 45.7 sq.m. (492 sq.ft.)



Second Floor

Floor area 28.4 sq.m. (305 sq.ft.)

Total floor area: 110.7 sq.m. (1,191 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 Freehold with each flat to have new 999 year leases at a Peppercorn Ground Rent.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

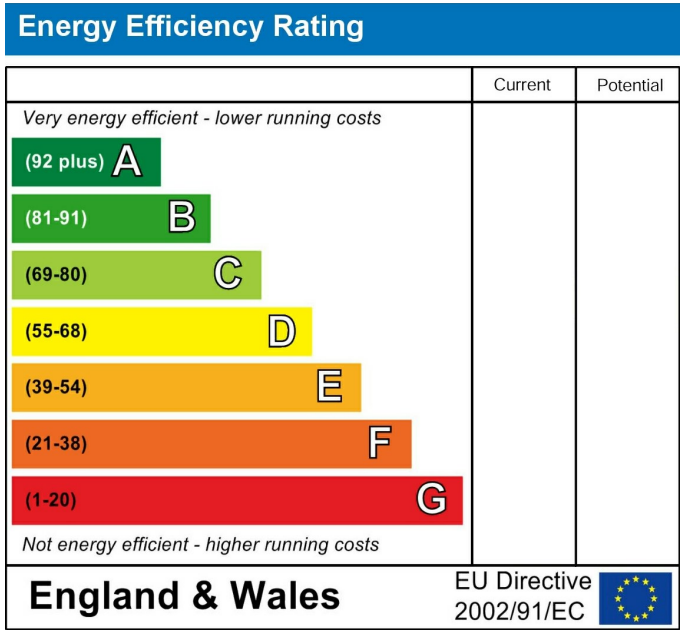
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

ANTI-MONEY LAUNDERING CHECKS

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.














NO SMOKING





















