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COMMONSIDE

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

148 Commonside, Crookes, Sheffield, S10 1GG



# 148 Commonside, Sheffield, S10 1GG

Asking Price £180,000

| OFF STREET PARKING | CLOSE TO SHEFFIELD UNIVERSITIES | Nestled in the vibrant area of Crookes, this charming second-floor apartment offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for young professionals, couples, or small families seeking a comfortable home in a lively neighbourhood.

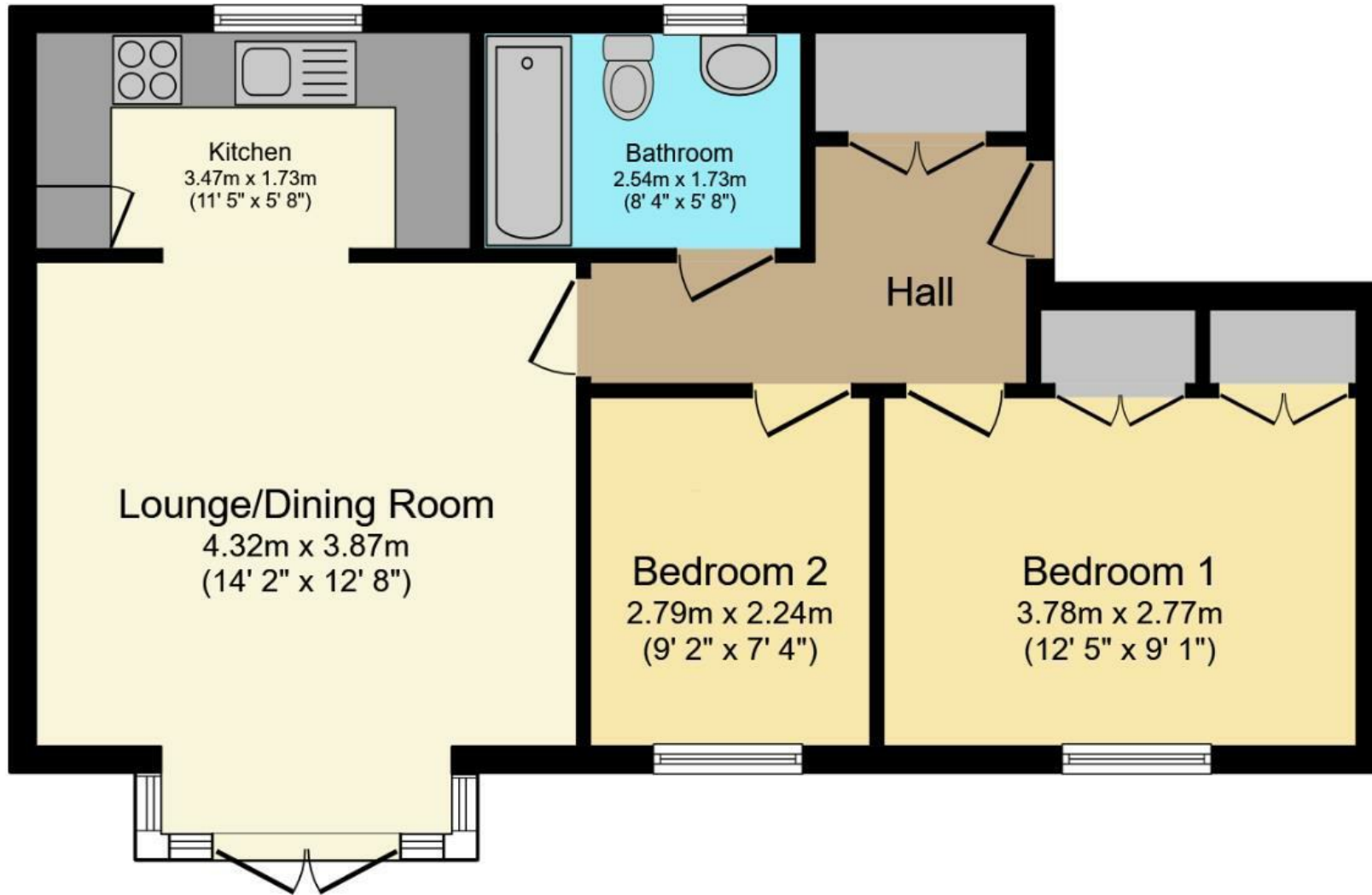
The open plan living space provides plenty of space and is filled with natural light, thanks to the elegant french doors and Juliet balcony. The layout is both practical and inviting, making it an ideal space for entertaining guests or enjoying a quiet evening at home. The modern kitchen is filled with a range of wall and base units, and includes an array of integrated appliances.

The apartment features a well-appointed bathroom, ensuring convenience and comfort for its residents. The room comprises a bath with shower over, sink basin and W/C. The communal car park adds an extra layer of practicality, making it easier for you and your guests to find parking in this bustling area.

One of the standout features of this property is its proximity to Sheffield's universities, making it an excellent choice for students or staff looking for a convenient location. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, all within easy reach.

In summary, this two-bedroom apartment at Commonside presents a wonderful opportunity for those seeking a stylish and convenient home in Sheffield. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers or renters. Don't miss the chance to make this delightful apartment your new home.

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## Floor Plan

Floor area 55.9 sq.m. (602 sq.ft.)

Total floor area: 55.9 sq.m. (602 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)

**GENERAL REMARKS**

**TENURE**

This property is a long Leasehold of 999 years from 1st August 2003 and a ground rent of £50.00. There is a service charge of £1,677.50 per annum.

**RATING ASSESSMENT**

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

**VACANT POSSESSION**

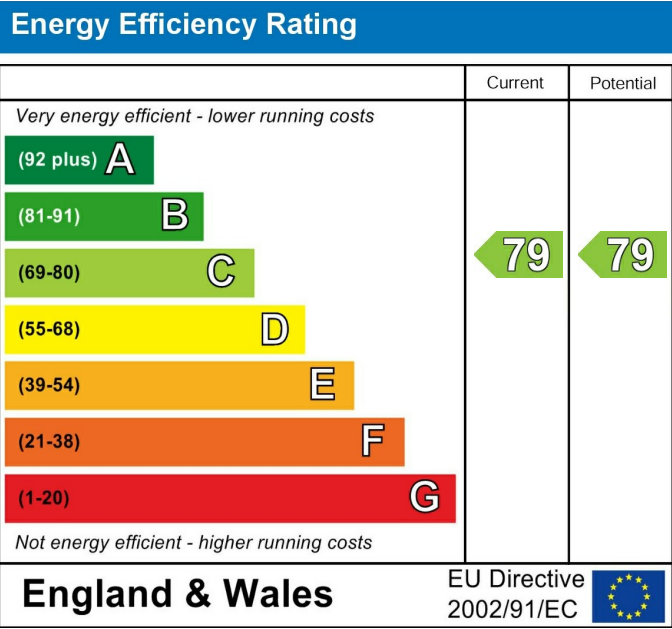
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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 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.



















