



HUNTERS[®]
HERE TO GET *you* THERE

27 Harvey Clough Road, Norton Lees, Sheffield, S8 8PE

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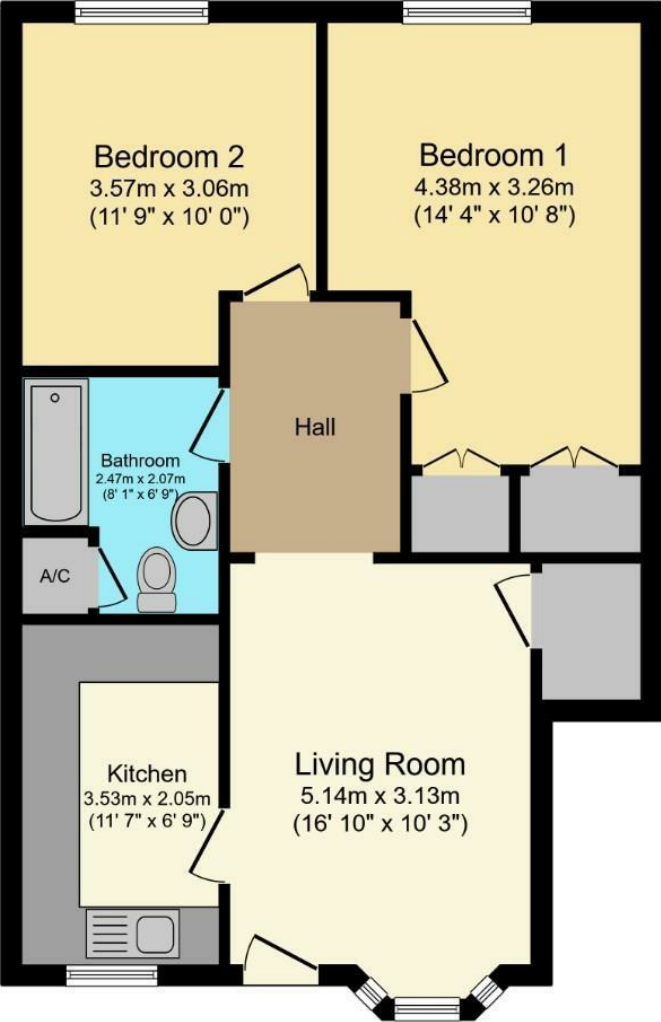
£120,000

Nestled on Harvey Clough Road in Sheffield, this charming two-bedroom ground floor apartment presents an excellent opportunity for those looking to make their mark on a property. With an open plan living room and a separate kitchen, this purpose-built flat offers a comfortable living space that is ready for a touch of modernisation to truly make it your own.

The apartment is conveniently located at a level position, just a stone's throw from Derbyshire Lane, providing easy access to local amenities and transport links. One of the standout features of this property is the garage situated at the rear, offering secure parking and additional storage options. Furthermore, residents can enjoy the communal gardens, perfect for relaxing outdoors or socialising with neighbours.

This property is being offered with no onward chain, making it an ideal choice for first-time buyers or investors looking to add to their portfolio. With a little vision and creativity, this flat can be transformed into a delightful home in a sought-after area of Sheffield. Don't miss the chance to explore the potential this property holds.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Total floor area 60.0 sq.m. (646 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). Powered by www.focalagent.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

General Remarks
GENERAL REMARKS

TENURE
This property is long Leasehold with a term of 200 years from 25/03/1977 at a ground rent of £15 per annum.

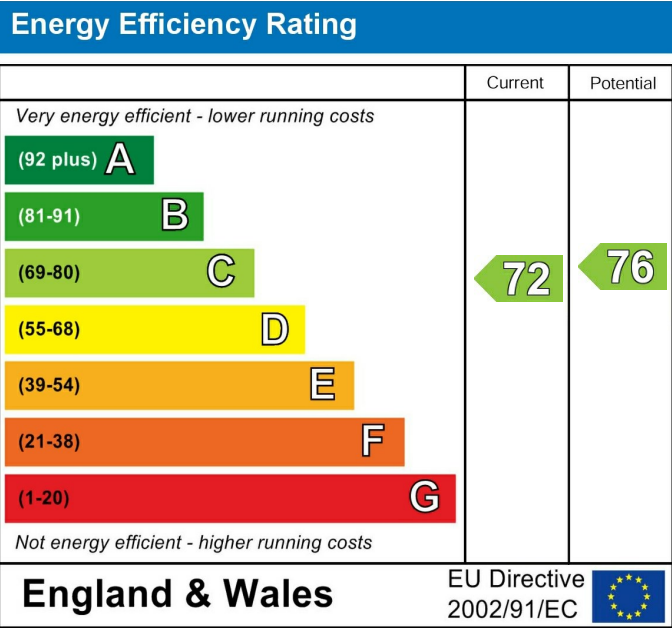
SERVICE CHARGE
There is a service charge payable of £673.09 per annum.

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.



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.



