



**HUNTERS®**

HERE TO GET *you* THERE

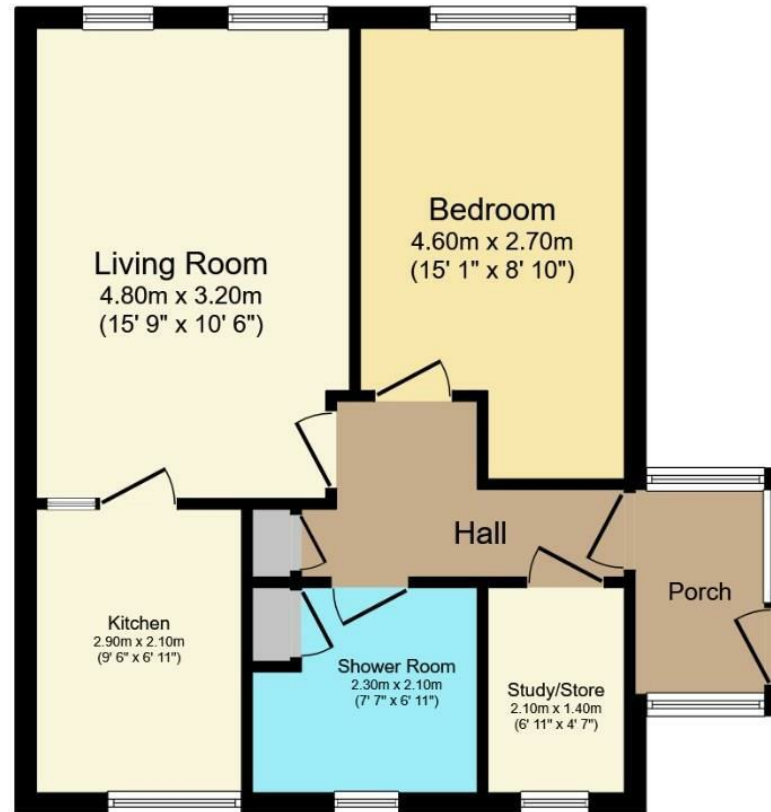
25 Grammar Street, S6 2SD

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### Asking Price £100,000

Hunters Hillsborough present a delightful one double bedroomed first floor apartment situated in the highly sought after residential district of Walkley. Perfect for first time buyers, downsizers or landlords, viewing is highly recommended. This bright and spacious apartment has the benefit of a private entrance leading into a UPVC porch/sun room, this does not form part of the property itself but is solely used by number 25. Through to the entrance hallway with a handy storage cupboard. The lounge/diner has two almost floor to ceiling windows creating a relaxing airy feel, along with plenty of space for furniture. Fully fitted kitchen with a range of wall and base units with built in appliances including an electric oven and hob, fridge freezer and space for a free standing washing machine. Large double bedroom and a bathroom with a walk in shower cubicle, W/C and sink basin. As you approach the front door there is an area which is used by the occupants of the flat as a garden which is fenced off with a bin storage and a delightful seating area.

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## Floor Plan

Total floor area 49.8 sq.m. (536 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**

Grammar Street is situated within close proximity to excellent local amenities including numerous shops, pubs and restaurants. Just a short walk to regular bus routes and the Supertram offering easy access to the Universities, main City Hospitals and Sheffield City centre.

**General Remarks**

**TENURE**

This property is Leasehold with 103 years remaining at a cost of £10 per annum. Service charges are £58.30 per year with the buildings insurance costs at £136.26

**RATING ASSESSMENT**

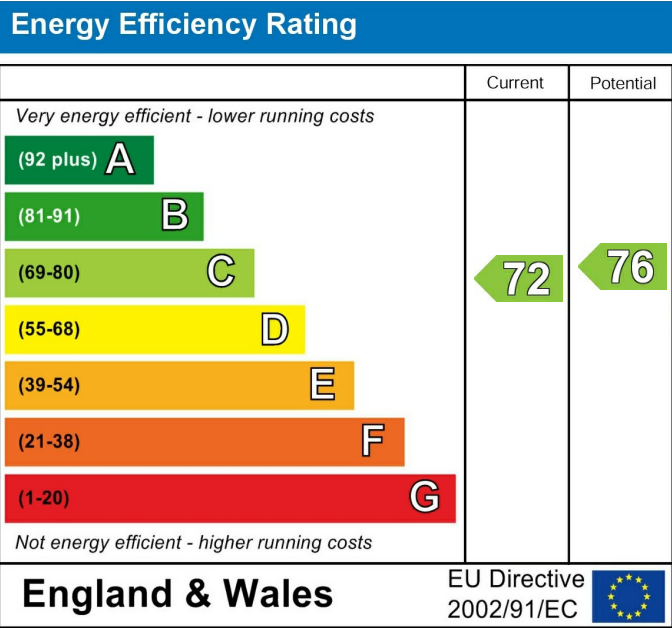
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**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.



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.







