



HUNTERS[®]

HERE TO GET *you* THERE

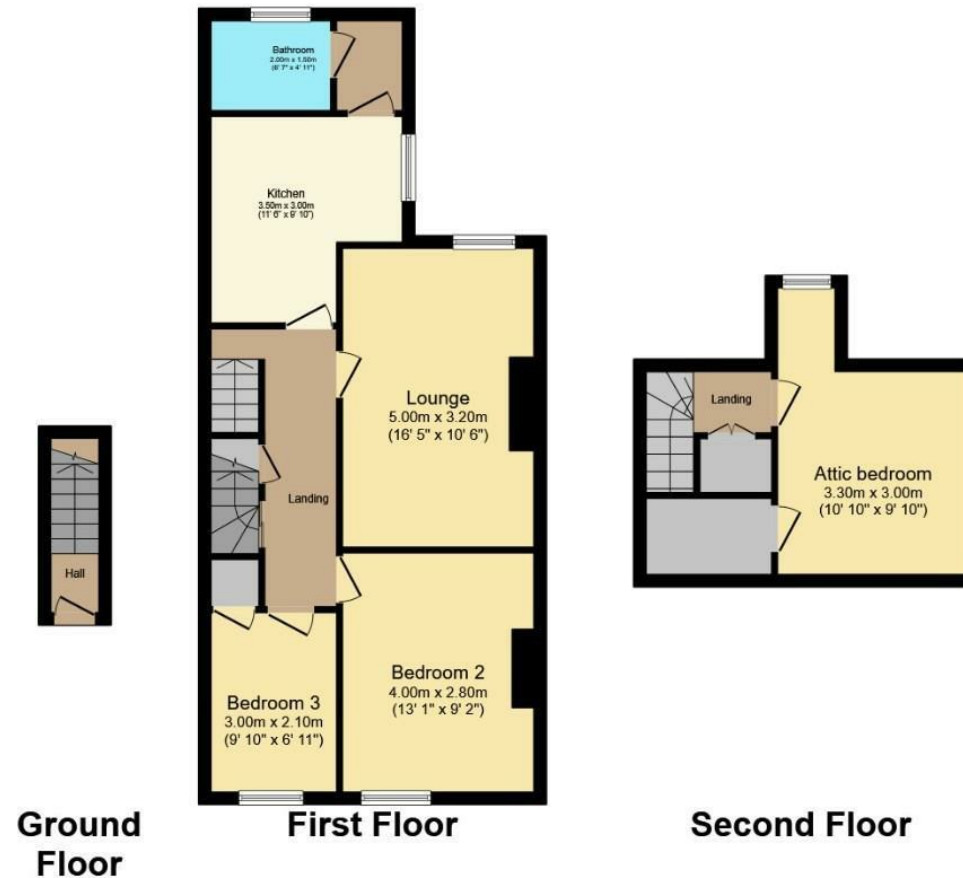
152a Nottingham Street, Sheffield, S3 9HL

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Asking Price £100,000

Hunters Hillsborough present a well modernised and newly decorated, spacious three bedroomed apartment being the upper part of a large Victorian town house, only 1.5 miles from the City Centre. This apartment needs to be viewed to really appreciate all its great qualities. It stands across from a leafy and floral, small city park, replete with childrens play area and enjoys unrivalled rear views especially from the upper floor bedroom across a large swathe of eastern Sheffield to distant countryside. With gas fired central heating and double glazing, the rooms are well proportioned and offer bright, clean, modern living space including a well fitted kitchen and bathroom with both bath and shower, laminate floors to the lounge and first floor bedrooms, and newly carpeted upper main bedroom, and its large dressing room off, and to both stair flights. The first floor landing corridor features a deceptively deep store cupboard, whilst the second has a large built in wardrobe. The property is well served by frequent passing bus services to the city centre in one direction, and numerous destinations of northern suburbs, including the Northern General hospital and renowned Meadowhall Shopping Mall.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Total floor area 83.3 sq.m. (897 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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General Remarks

TENURE

This property is Leasehold with 165 years remaining we understand no charge for the lease

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

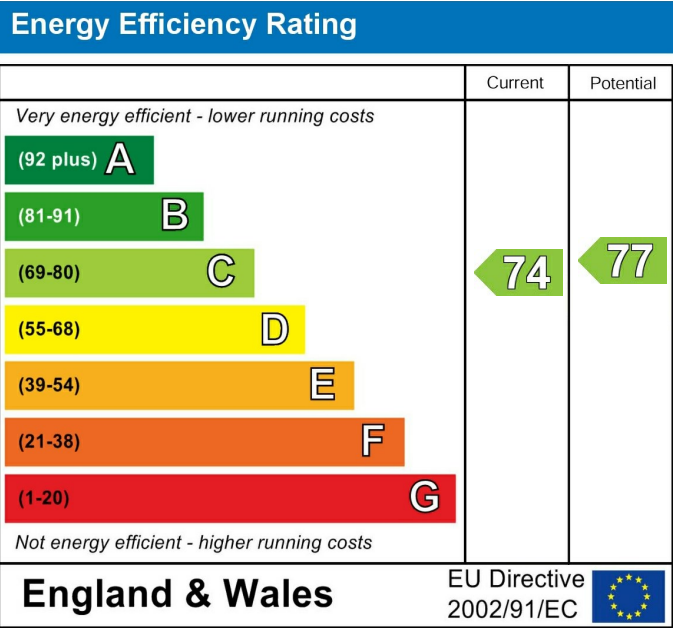
VACANT POSSESSION

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.



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.





