



HUNTERS[®]
HERE TO GET *you* THERE

70 Philadelphia House Cross Bedford Street, Sheffield, S6
3BS

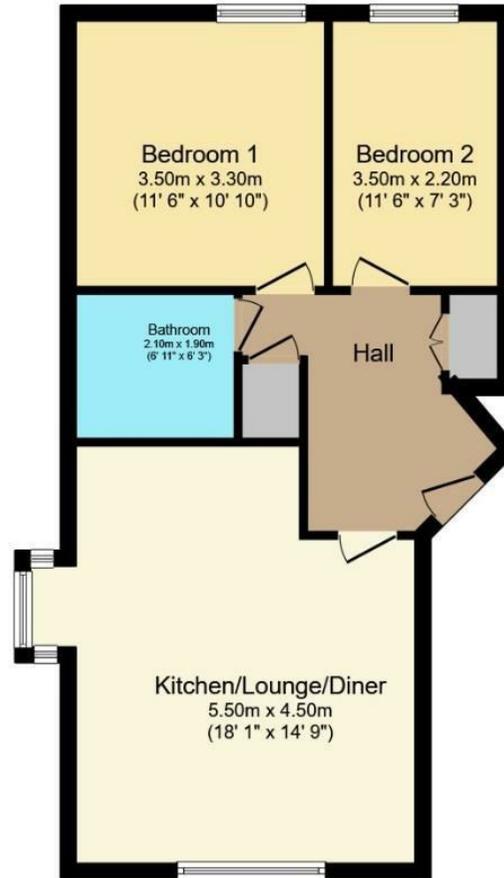
70 Philadelphia House Cross Bedford Street, Sheffield, S6 3BS

Offers Over £125,000

EWS1 Rating B1 – sufficiently low that no remedial works are required

Hunters Hillsborough are delighted to market a two bedroom apartment with a reserved parking space situated on the top floor of the popular development of Philadelphia House. Located on the edge of Kelham Island an offered for sale with no onward chain, viewing is highly recommended to appreciate the size of accommodation on offer. Entry to the building via secure external gate and intercom into the lobby. The apartment has a large entrance hallway with two handy storage cupboards. Bright and spacious open plan lounge/kitchen/diner with dual aspect windows, one of which is floor to ceiling letting in the sunshine throughout the day. The kitchen has a good range of wall and base units with integrated appliances including an electric oven, hob, washing machine and a dishwasher. Space for a freestanding fridge freezer. Large double bedroom and further good size bedroom. Family bathroom with bath, shower over bath, W/C and sink basin. The allocated parking space is directly outside the apartment, not far to walk with shopping bags. The annual service charge has been paid upfront for this one until January 2026. Situated on the edge of Sheffield's popular Kelham Island district packed with restaurants and bars. A short stroll to Tesco's supermarket and easy access to the Sheffield Supertram network.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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Total floor area 57.0 sq.m. (614 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

We understand the property is leasehold with 232 years remaining at a cost of £175. The service charges are £1,662.37 per annum, paid up to 2026.

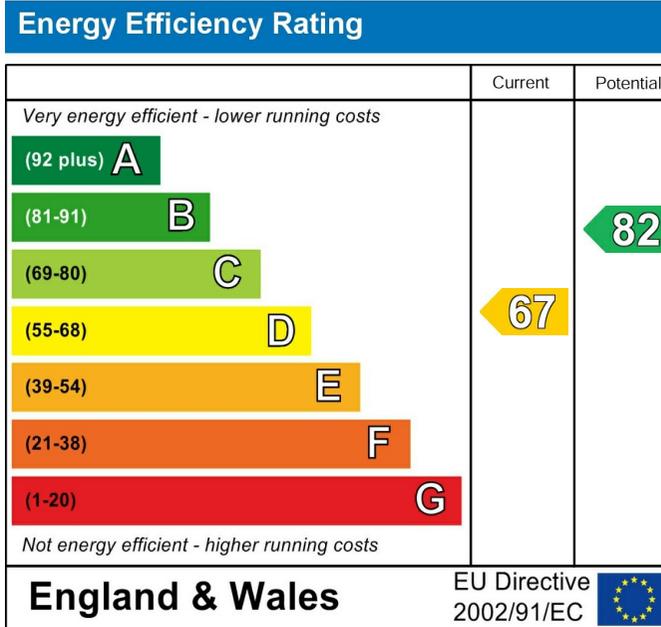
RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Council Tax Band C.

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**

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.







