



HUNTERS[®]
HERE TO GET *you* THERE

26 Wordsworth Court, Sheffield, S5 8NY

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Guide Price £100,000

*****GUIDE PRICE £100,000-£110,000*****

Hunters Hillsborough are delighted to present a charming apartment located in the desirable Wordsworth Court on Herries Road. This modern property, built in 2006, offers comfortable living space making this an ideal choice for first-time buyers or those looking to expand their rental portfolio.

The apartment features two generously sized bedrooms, perfect for relaxation or as a guest room. The open-plan living area combines a lounge and dining space with a well-equipped kitchen, creating a warm and inviting atmosphere. A delightful Juliet balcony allows natural light to flood the room, enhancing the overall appeal of the space.

For your convenience, the property includes secure gated access and a designated parking space for one vehicle, ensuring peace of mind and ease of access. The location is particularly advantageous for NHS workers, as it is situated close to the Northern General Hospital, making commuting a breeze. Additionally, local supermarkets and shops are within walking distance, providing all the essentials right at your doorstep.

This apartment comes fully furnished, with all white goods included in the sale, allowing for a seamless transition into your new home. Whether you are looking to settle down or invest, this property presents a fantastic opportunity in a vibrant community. Don't miss your chance to make this lovely apartment your own.

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



Total floor area 56.8 m² (612 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 propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
England & Wales EU Directive 2002/91/EC		

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

General Remarks

The property is Leasehold with 166 years remaining at a cost of £400 per annum with a service charge of £1,700.00

RATING ASSESSMENT

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

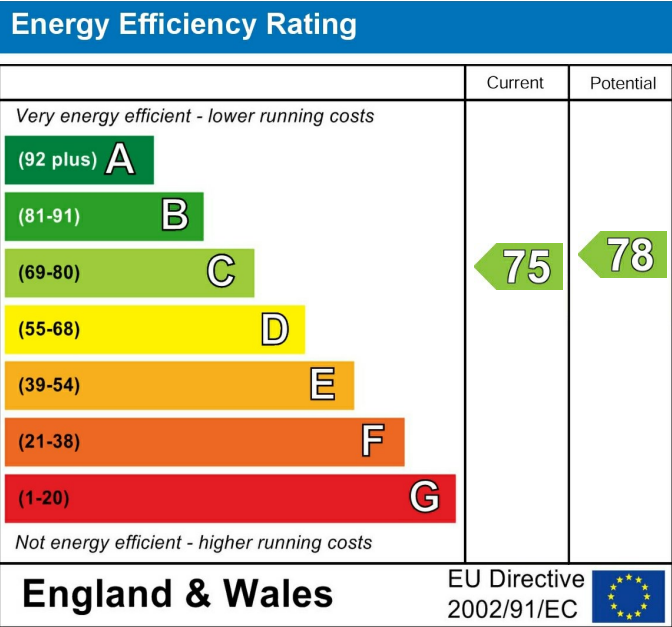
VACANT POSSESSION

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.

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.

