



HUNTERS®

HERE TO GET *you* THERE

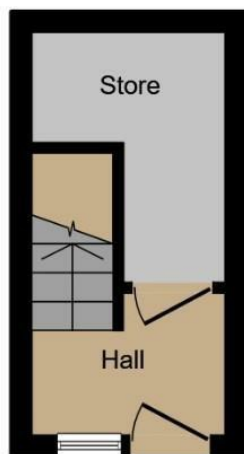
105 Summer Street, Sheffield, S3 7NS

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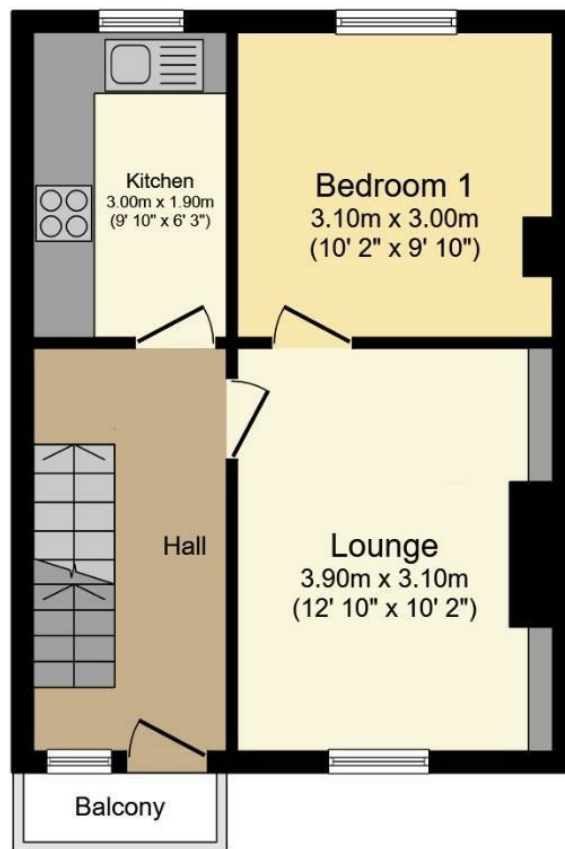
Asking Price £180,000

Hunters Hillsborough are delighted to present a superb opportunity for an investor looking to expand their portfolio. This recently renovated four bedroomed mid-terrace home is located on the vibrant Summer Street in the heart of Sheffield City Centre just a short walk to the Hallam University Arts Tower and the picturesque green spaces of Weston and Crookes Valley Park. This versatile property sold with tenants in situ, is currently generating a monthly rental income of £1200 per month, With living accommodation over three floors, entry via the ground floor into a private entrance hallway with access to a large storage cupboard. Stairs rise to the first floor with a fully fitted kitchen having an integrated electric oven and gas hob, fridge freezer and free standing washing machine. Superb lounge with a media wall, shelving space and plugs for a flat screen TV. Versatile room currently used as a bedroom, this could also be used as a diner or an office. From the landing a UPVC door leads out to a balcony. Further stairs rise to the three main bedrooms along with the family bathroom having a bath with waterfall taps, shower over bath, W/C and sink basin.

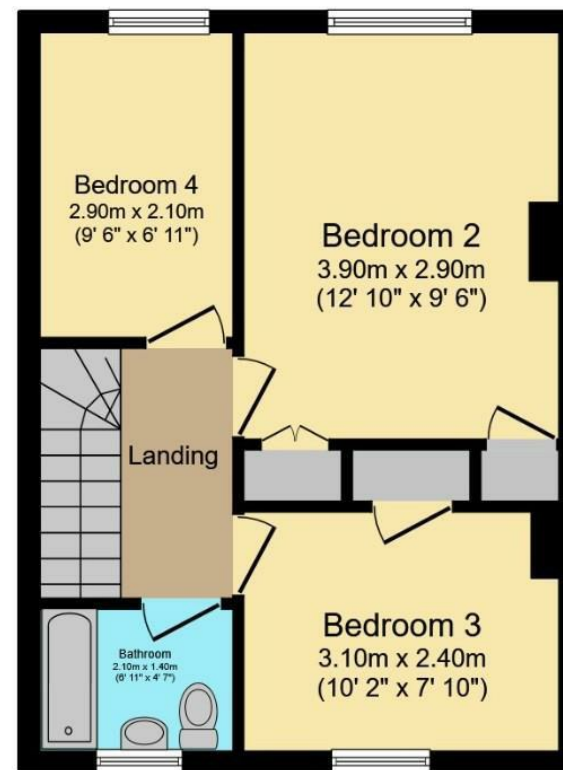
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Lower Ground Floor
Floor area 7.5 sq.m. (81 sq.ft.)



Ground Floor
Floor area 36.0 sq.m. (388 sq.ft.)



First Floor
Floor area 36.0 sq.m. (388 sq.ft.)

Total floor area: 79.6 sq.m. (856 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

General Remarks

TENURE

This property is Leasehold - 88 years remaining at a cost of £12 per annum. Service Charge £50 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

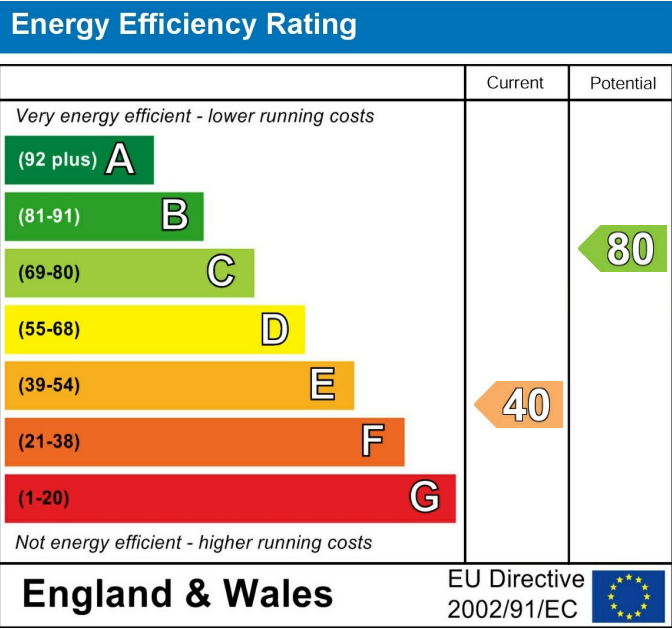
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

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.







