



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

27 Colley Drive, Sheffield, S5 9HB

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Asking Price £90,000

Hunters Hillsborough are delighted to present a fully furnished two bed roomed apartment situated on the 2nd floor of a quiet development in Parson Cross. Offered for sale to cash buyers ONLY, this would be an ideal first time buyer or investor property with no onward chain. Surrounded by woodland providing tranquil views and offering easy access to local amenities, viewing is highly recommended. Entry via secure communal door with stairs rising. The entrance hallway offers access to superb storage. A bright and spacious lounge has elevated views and neutral decor with items of furniture included in the sale. Through to the fully equipped kitchen with an electric oven and hob, free standing washing machine and a tall fridge freezer with those lovely leafy views from the window. The master bedroom is a good size with a range of free standing wardrobes and there is a further single bedroom. Family bathroom with a white three piece suite comprising a bath, shower over bath, W/C and sink basin. The development offers communal on street parking. Do not miss this opportunity to get onto the property ladder!

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670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## General Remarks

### TENURE

This property is Leasehold with 69 years remaining at a cost of £36 per month including the service charges.

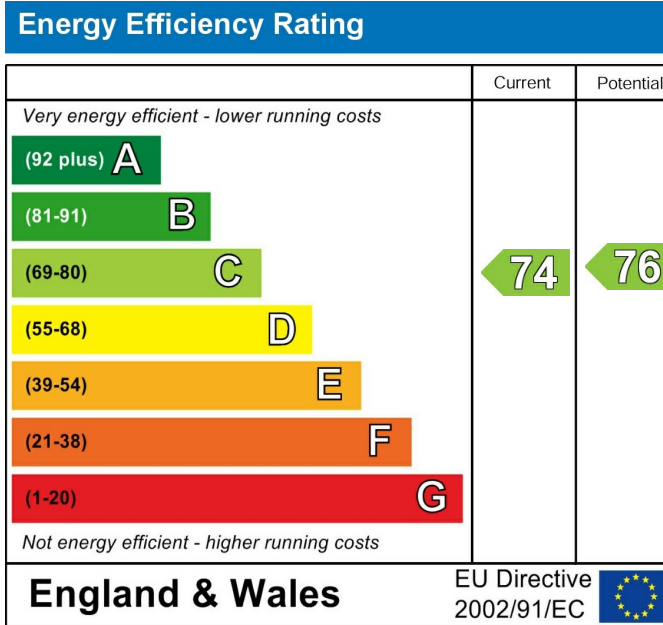
### RATING ASSESSMENT

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.

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.





