



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

Flat 1, 27a Taptonville Road, Broomhill, Sheffield, S10 5BQ

# Flat 1, Delph Court 27a Taptonville Road, Sheffield, S10 5BQ

## Asking Price £300,000

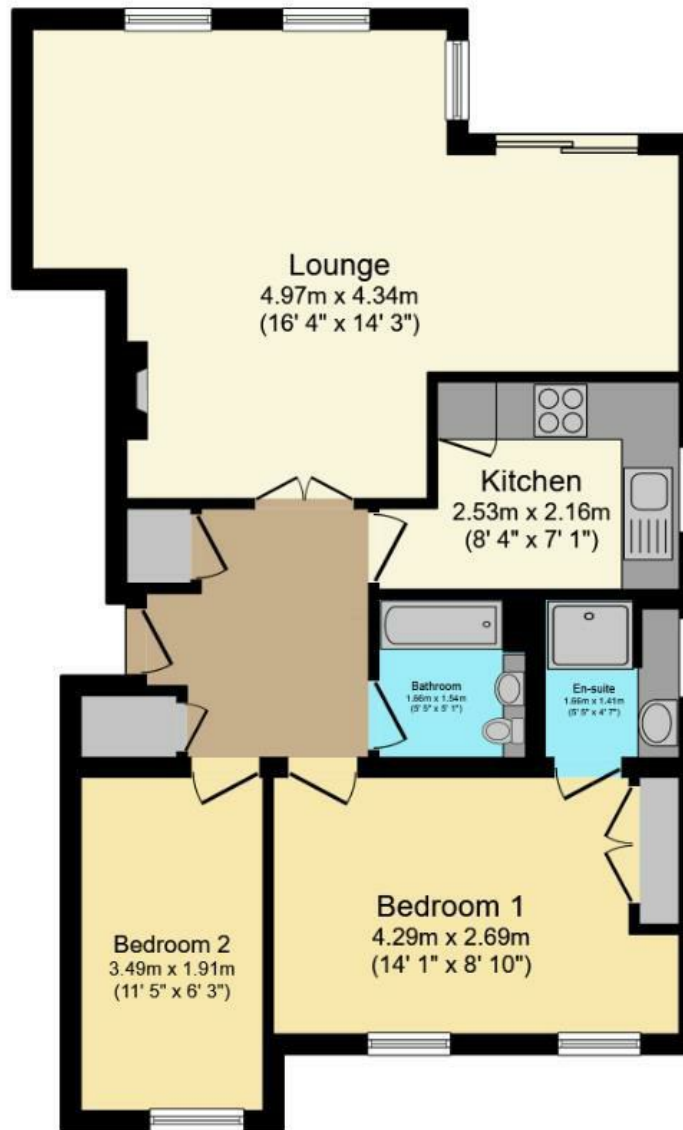
| GROUND FLOOR APARTMENT | PARKING | Nestled on the charming Taptonville Road in the desirable Broomhill area of Sheffield, this delightful ground floor apartment provides character and charm. With two well-proportioned bedrooms, including a spacious master suite complete with an en suite shower room, this property is ideal for families or professionals seeking a serene living environment. Retaining the original features, the property is flooded with a feeling of light and space throughout.

The apartment boasts two a good size lounge and dining area, providing ample space for relaxation and entertaining. This space is perfect for hosting gatherings, and provides access onto the patio and communal gardens, enhancing the outdoor living experience. Alongside is the well-equipped kitchen with plenty of storage and work surfaces.

This property features a three piece family bathroom, comprising bath with shower over, sink basin and W/C, ensuring that morning routines are hassle-free for all occupants. Rooms are accessed through a central hallway, two with built-in storage cupboards.

The car park and garage offer practical solutions for parking, while the excellent transport links in the area make commuting a breeze. Situated in close proximity to Sheffield's renowned hospitals and universities, this apartment is not only a comfortable home but also a strategic choice for those working or studying in the vicinity.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



## Floor Plan

Floor area 63.0 sq.m. (678 sq.ft.)

Total floor area: 63.0 sq.m. (678 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](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

No ground rent is payable as each property owner has an equal share of the Freehold. There is a service charge payable of £2,224.00 per annum.

### RATING ASSESSMENT

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

### VACANT POSSESSION

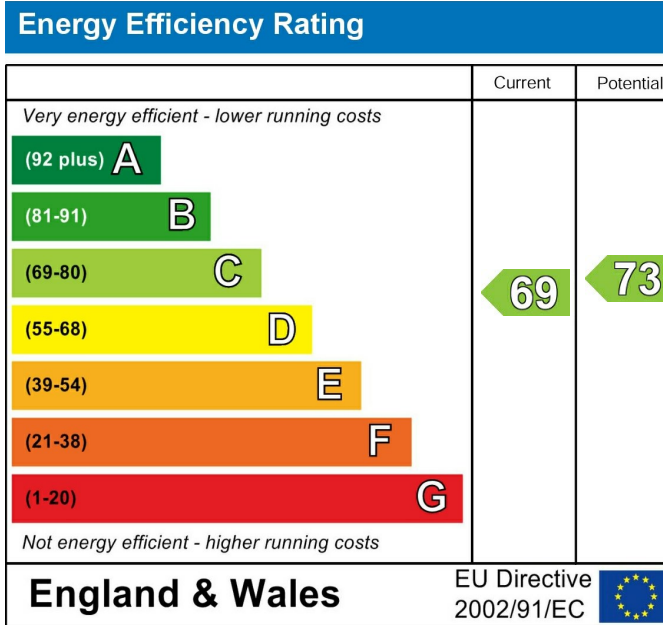
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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 SECURED ON IT.

### ANIT-MONEY LAUNDERING CHECKS

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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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.













27A