HUNTERS®

HERE TO GET *you* THERE

Cuthbert Cooper Place

Darnall, Sheffield, S9 4JS

By Auction £49,000

2 1 1 C

Council Tax:

26 Cuthbert Cooper Place

Darnall, Sheffield, S9 4JS

By Auction £49,000

General Remarks

GENERAL REMARKS

PARKING
This property does not include allocated parking.

TENURE
This property is long Leasehold with a term of 125 years from 3rd March 2015 at a ground rent of £160 per annum.

SERVICE CHARGE
We understand that the Service Charge is levied to cover the cost of heating and lighting of the communal parts, external maintenance, window cleaning, maintenance of the communal gardens, block insurance and the like and presently amounts to £1627.66.

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 SECURED ON IT.

Anti Money Laundering

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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.

Road Map

Hybrid Map

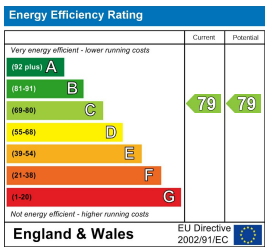
Terrain Map

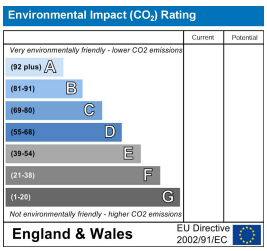
Floor Plan

Viewing

Please contact our Hunters Swallownest Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.
THINKING OF SELLING? 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.

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