



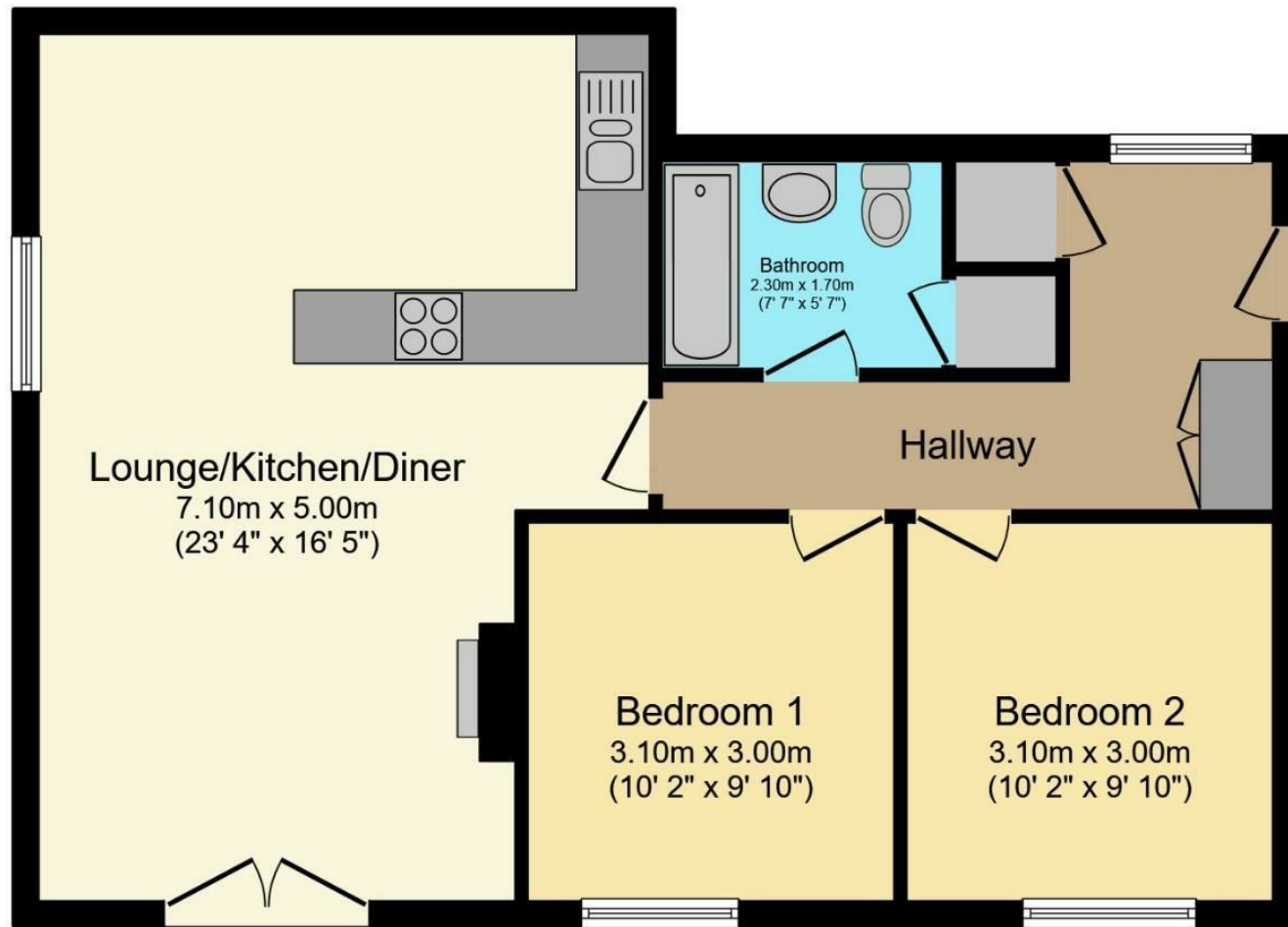
HUNTERS[®]
HERE TO GET *you* THERE

Apartment, 3 Baxter Mews, Wadsley Bridge, Sheffield, S6
1LG

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Asking Price £140,000

Hunters Hillsborough are delighted to present an immaculate two bedroomed first floor apartment located on the sought after Baxter Mews development in the heart of Wadsley Bridge. Offered for sale with no onward chain and the added benefit of an allocated parking space, the property would appeal to first time buyers, professionals and investors alike. Entry via secure intercom into the building. The apartment sits on the first floor but there is access out the back of the building at street level, ideal for moving furniture in and out. Entrance hallway with built in storage cupboard ideal for coats and shoes and further cupboard housing the boiler. Quality laminate flooring runs throughout the hall into the living space. Bright and spacious open plan living area with focal point feature fire surround and an electric fire. French doors out to a Juliette balcony off the lounge and a well equipped kitchen with a range of fitted wall and base units and space for freestanding undercounter appliances including a fridge, freezer and a washing machine. The electric oven and gas hob are integrated. Heading back to the entrance you will find two double bedrooms and the bathroom with bath, shower over bath, W/C and sink basin.



Total floor area: 66.4 sq.m. (715 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 with 576 years remaining at a cost of £35 per annum. Services charges £1800 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.

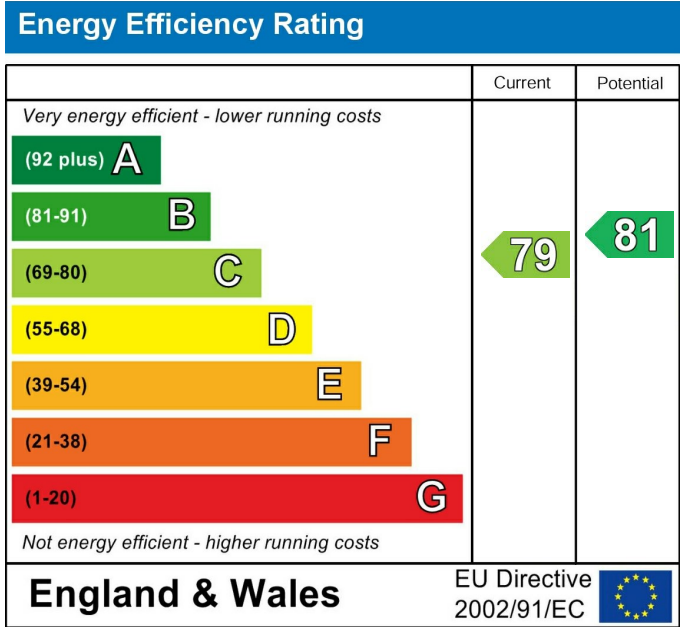
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirement

LOCAL AREA

Ideally located close to the Kilner Way Retail Park, Sainsburys and fantastic public transport links.

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.

