

HUNTERS®
HERE TO GET *you* THERE

Flat 9, 89 Langsett Road, Sheffield, S6 2UJ

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Asking Price £120,000

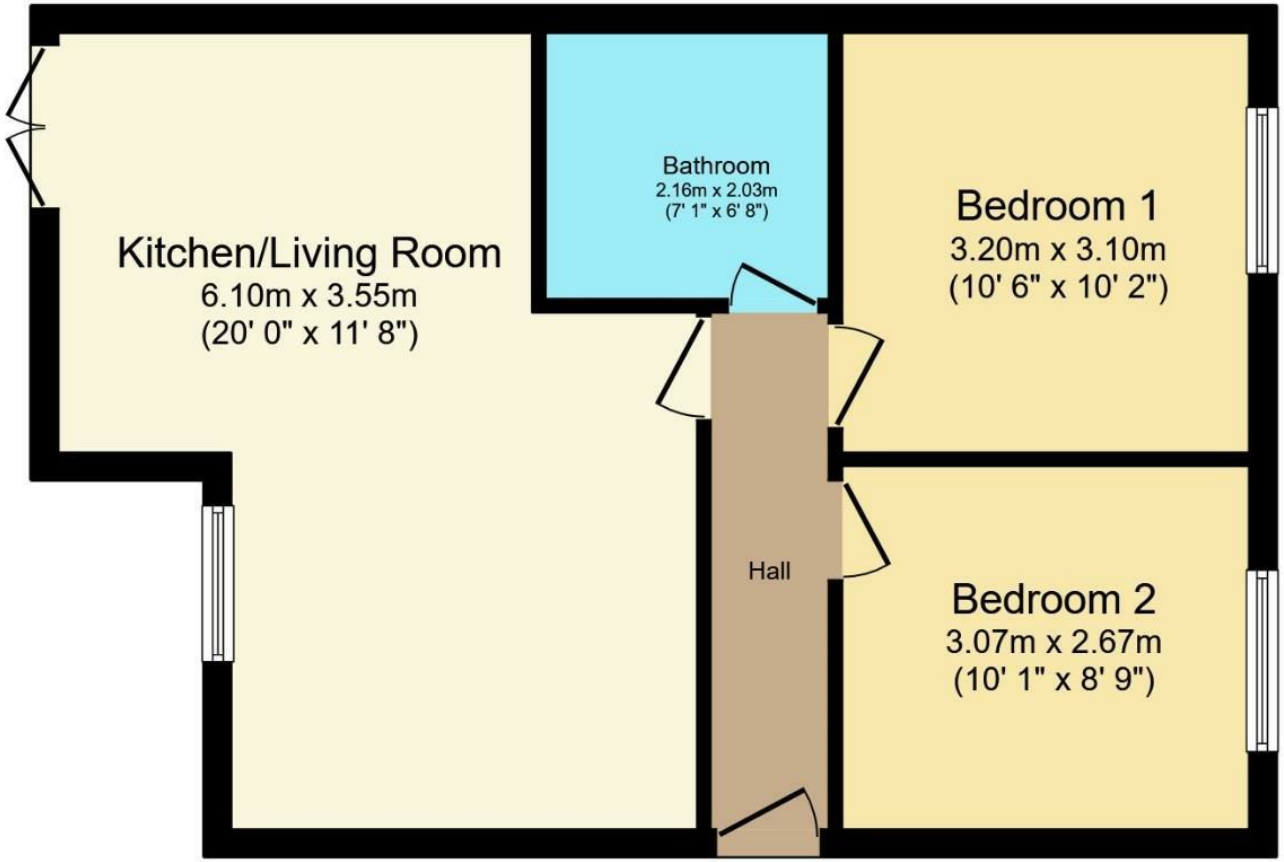
Hunters Hillsborough are delighted to present a two-bedroom flat nestled on Langsett Road in Sheffield, this charming apartment offers an excellent opportunity for first-time buyers and investors alike. The property boasts a spacious open-plan lounge, kitchen and dining area, which is both modern and bright, creating an inviting atmosphere for relaxation and entertaining. A delightful Juliette balcony enhances the living space, allowing natural light to flood in and offering a pleasant view of the surroundings.

The flat features two well-proportioned bedrooms, providing ample space for comfortable living. The bathroom is conveniently located, ensuring practicality for daily routines. Additionally, the property includes parking for one vehicle at the rear, a valuable asset in this bustling area.

Situated in close proximity to the supertram, residents will enjoy direct links to the city centre, hospitals, and universities, making it an ideal location for those who require easy access to these amenities. Furthermore, a variety of shops and supermarkets along Langsett Road cater to everyday needs, enhancing the convenience of this location.

This property is not only a perfect starter home but also a promising investment opportunity in a vibrant community. With its modern features and prime location, this flat is sure to attract interest from a range of buyers. Do not miss the chance to make this delightful apartment your new home.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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Total floor area 51.3 sq.m. (552 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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General remarks

TENURE

This property is Leasehold with 177 years remaining at a cost of £100 per annum. The service charge is £134 per month

RATING ASSESSMENT

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

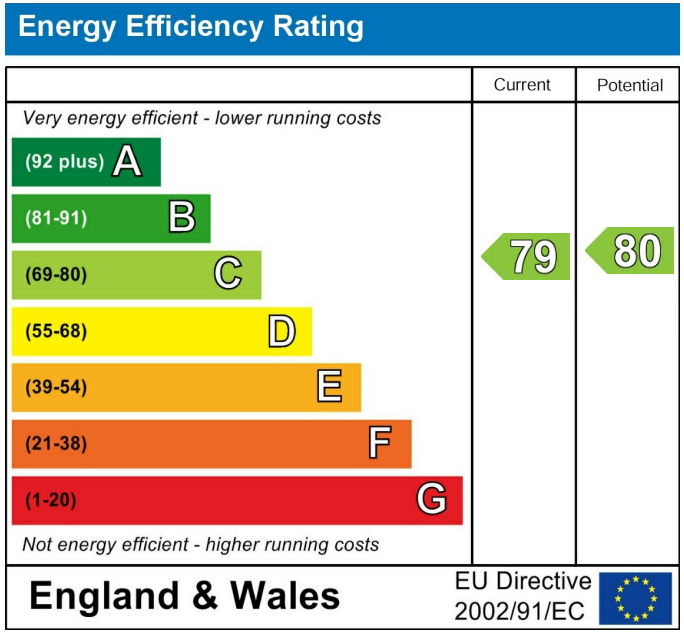
VACANT POSSESSION

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.

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.
































Home
sweet home

