



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

4 Birch Landing Horseman Square, Sheffield, S3 8FF

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Asking Price £310,000

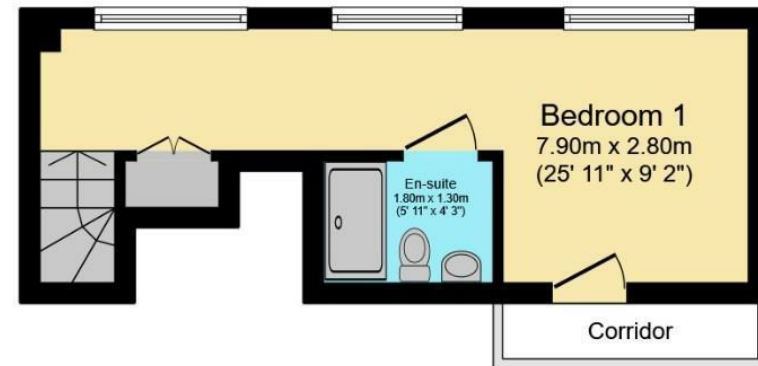
Hunters Hillsborough are delighted to present a simply stunning two bedroomed maisonette situated in the heart of Kelham, forming part of the old Steel Mills offering unique river views. The building itself commands luxury living using digitally enabled features and carbon neutral energy via a communal biomass boiler. Set in a private courtyard with an allocated parking space and furniture available subject to further negotiations, viewing is highly recommended. Entry via the front door into this sophisticated and contemporary property with industrial charm and exposed brick areas. Spacious lounge with laminate flooring, understairs storage cupboard and further utility cupboard. Downstairs stylish double bedroom with river views and an ensuite shower room. Breakfast kitchen with a range of sleek white wall and base units featuring top of the range integrated appliances and accompanying worksurfaces. Prepare your evening meal with one of the most sought after views in Sheffield. Stairs rise to the master suite. This envious double bedroom features a range of fitted wardrobes, three super large windows capturing the beautiful river and industrial scenes of Kelham island along with an en suite shower room.

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### Ground Floor

Floor area 46.6 sq.m. (502 sq.ft.)



### First Floor

Floor area 17.8 sq.m. (192 sq.ft.)

Total floor area: 64.4 sq.m. (693 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)

**Local Area**

Situated in the heart of Kelham Island arguably one of Sheffield's most popular districts, offering an abundance of wine bars, independent cafes, public houses, restaurants and walks along the River Don. Excellent public transport links to the city centre and motorway network.

**General Remarks**

**TENURE**

This property is Leasehold at a cost of £100 per annum with 988 years remaining. £2000 per annum service charge.

**RATING ASSESSMENT**

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

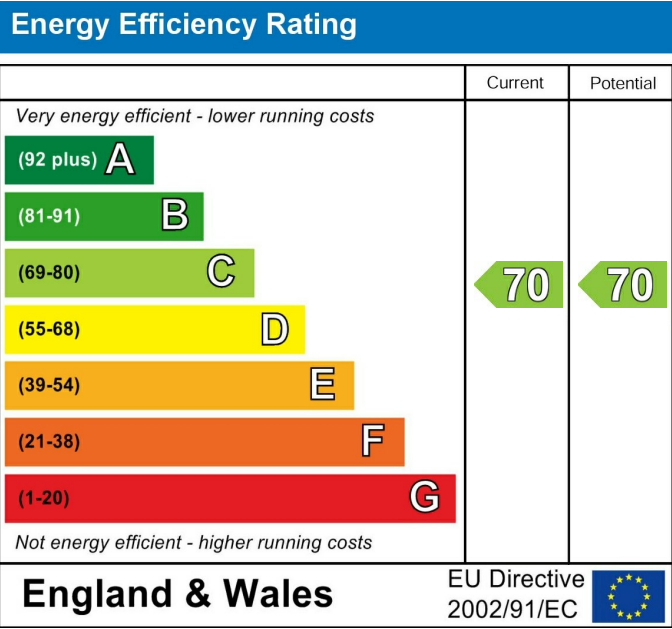
**VACANT POSSESSION**

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

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.



















