



HUNTERS®

HERE TO GET *you* THERE

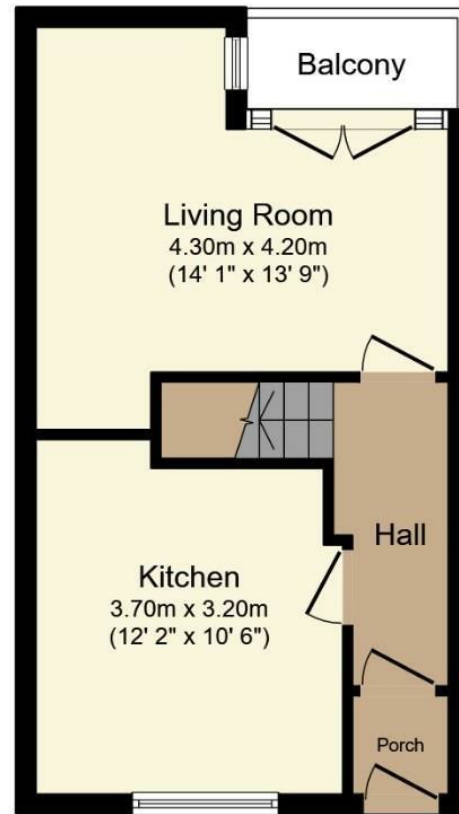
7 Bellefield Street, Sheffield, S3 7PQ

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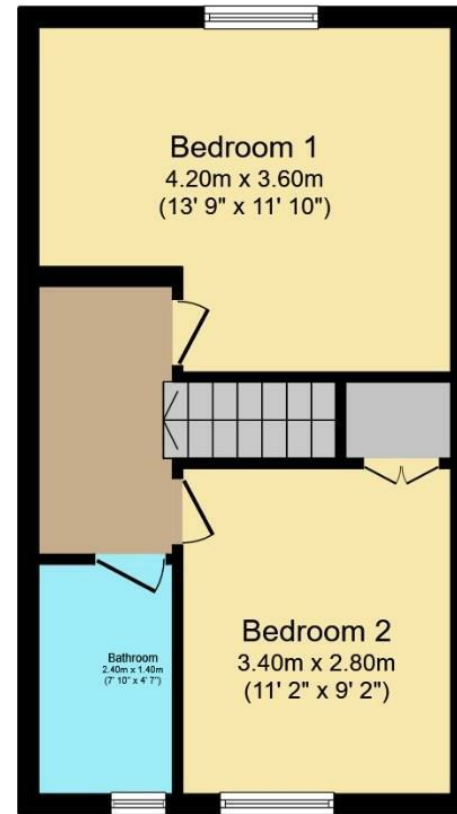
Asking Price £120,000

Hunters Hillsborough present a two double bedroomed maisonette of possible interest to first time buyers or investors. Situated just a stone's throw away from the green spaces of Ponderosa park and just a short walk into the Centre Centre. Ideal for anyone working at the Universities and Hospital, viewing is highly recommended. Entry via secure communal intercom with stairs up to the top floor. Handy porch ideal for coats and boots leading into the entrance hallway. The kitchen has a good range of wall and base units with an electric oven and a washing machine included in the sale. Bright and spacious lounge with doors opening onto a private balcony overlooking the communal spaces the complex has to offer. Upstairs you will find two double bedrooms, that master having a range of fitted wardrobes and bedroom two offering stunning views over Ponderosa park. Family bathroom with bath, shower from taps, W/C and sink basin.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 66.3 sq.m. (714 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 115 years remaining at a cost of £10 per year with £600 per year service charge.

RATING ASSESSMENT

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

VACANT POSSESSION

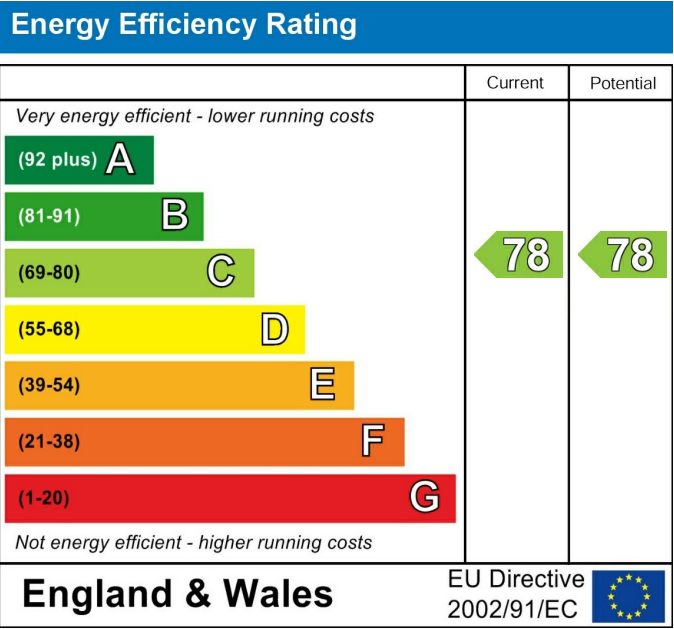
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.









