



HUNTERS[®]
HERE TO GET *you* THERE

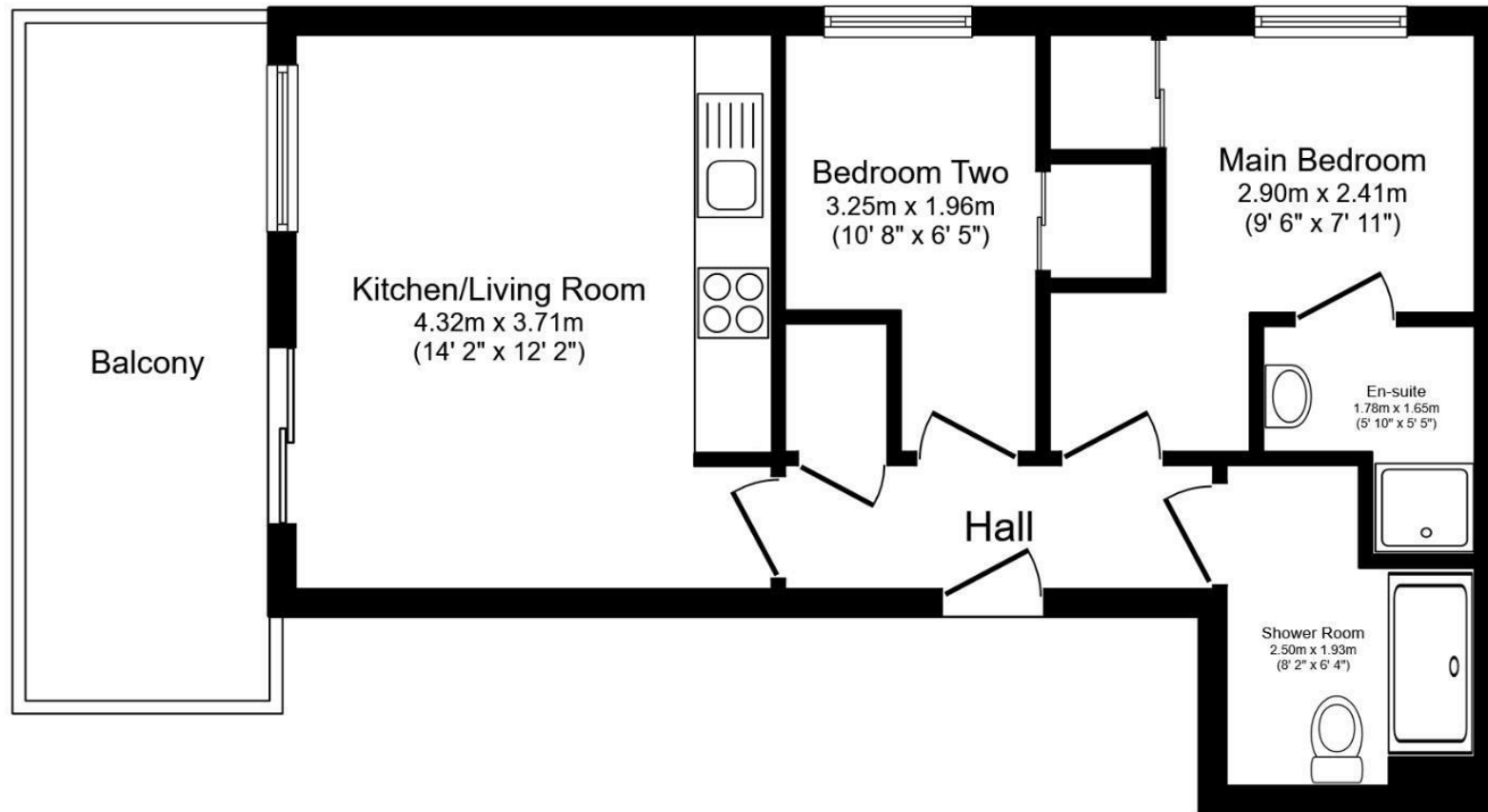
Flat 39, Middlewood Lodge Middlewood Rise, Sheffield, S6
1UR

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Offers In The Region Of £140,000

Hunters Hillsborough are delighted to present a two bedroom top floor apartment, in the popular residential area of Wadlsey Park Village. Set within the private, gated grounds of this beautiful converted Grade II listed building ideally located for the Sheffield Supertram network and the local amenities that Hillsborough has to offer. Appealing to investors or first time buyers and more than suitable for downsizing. Stylish open-plan living area with a fully fitted kitchen with an eye level electric oven, electric hob and built in appliances. Space for a dining table and a good size lounge. Stunning double balcony accessible via sliding doors from the diner and lounge. The hallway leads into two bedrooms both with fitted wardrobes and the master benefitting from an en-suite with shower and enclosure, W/C and sink basin. Family bathroom with floor to ceiling tiles, bath, shower over bath, W/C and sink basin. Allocated parking and ample visitor parking.

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



Floor Plan

Floor area 42.6 sq.m. (459 sq.ft.)

Total floor area: 42.6 sq.m. (459 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

Local Area

Lcated in the historic Middlewood Lodge on the sought after and highly convenient Wadsley park Village development offering excellent amenities including local shops and supermarkets, schools, public transport links including Supertram terminus at Middlewood Road.

General Remarks

TENURE

This property is Leasehold - with 107 years remaining at a cost of £175 per anum, the service charges are £1300 per anum

RATING ASSESSMENT

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

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.

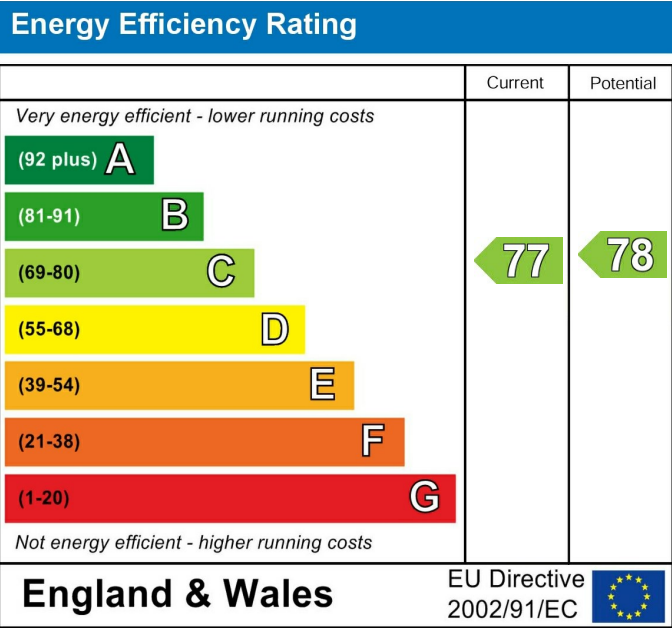
MORTGAGE FACILITIES

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

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.



