



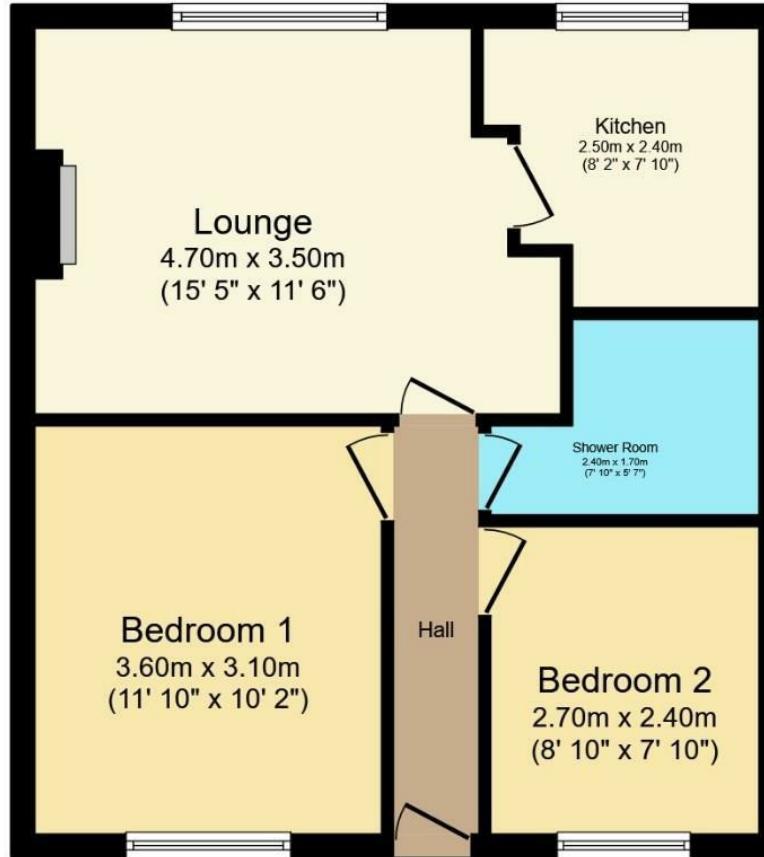
HUNTERS®
HERE TO GET *you* THERE

Apartment 4, Hollins Court, 29 Rivelin Park Drive, Sheffield,
S6 5GG

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Asking Price £130,000

Hunters Hillsborough are delighted to present a two bedroom ground floor apartment including a garage situated on a quiet road in Stannington. The local amenities of Stannington Road/Stanwood Avenue along with the regular bus services are only a 5 minute walk away appealing to downsizers and first time buyers. This private development offers well manicured communal gardens along with visitor parking. Entry to the property via the front door into the entrance hallway leading down to the bright and spacious lounge with a large window, electric fire and plenty of space for furniture. A door takes you through to the kitchen with a good range of wall and base units, integrated electric oven and a gas hob, space for a washing machine and a freestanding fridge freezer which will be included in the sale. From the entrance hallway you will find a master bedroom with a range of freestanding wardrobes and a chest of drawers included. There's a single bedroom and the shower room with a walk in shower, W/C and sink basin. The apartment comes with a private garage and general use of the surrounding communal spaces.



Total floor area 46.6 m² (501 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
				EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		England & Wales	

Local Area

Hollins Court is situated on Rivelin Park drive positioned near to local amenities on both Stannington Road and Stanwood Avenue. Bus routes on your doorstep offering easy access into Sheffield City Centre. The green spaces of Rivelin Valley are just a short walk away for summer evenings and weekends.

General Remarks

TENURE

This property is Leasehold with 153 years remaining at a cost of £30.00 per annum. A small service charge applies of £750.00 per annum.

RATING ASSESSMENT

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

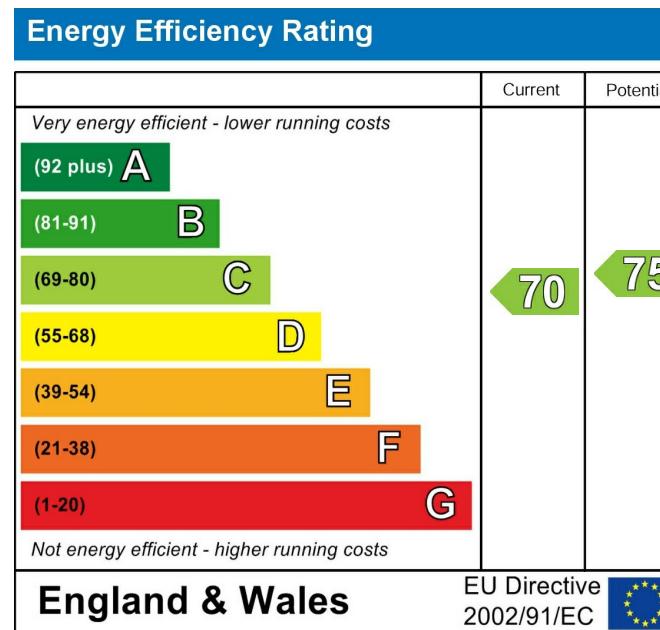
VACANT POSSESSION

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 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.



