

Philadelphia House, Cross Bedford Street, S6

- EWS1 RATING B1 -NO WORK REQUIRED
- ALLOCATED UNDERCROFT PARKING
- JULIETTE BALCONY
- TWO BEDROOMS
- OPEN PLAN LIVING SPACE
- EPC RATING C

Asking Price £145,000

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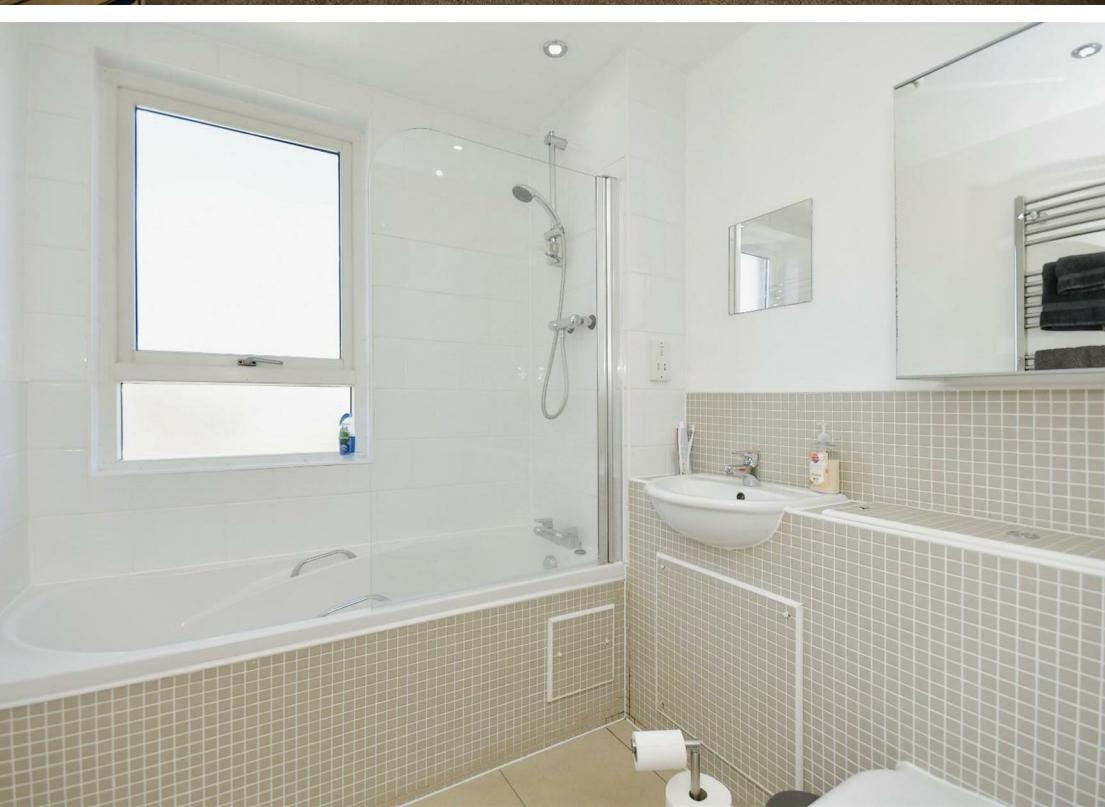
HERE TO GET *you* THERE

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DESCRIPTION

EWS1 Rating B1 – sufficiently low that no remedial works are required
Hunters Hillsborough are delighted to present a superb two bed roomed apartment situated on the third floor of the popular Philadelphia House complex on the edge of Kelham Island. With allocated secure undercroft parking, lifts to all floors and communal garden space, viewing is highly recommended. Entry to the building via secure external gate and intercom into the lobby. The apartment has a large entrance hallway with a utility cupboard with space for a washing machine. Outstanding, bright and spacious open plan lounge/kitchen/diner with French doors opening out to the Julette balcony. Newly fitted kitchen with a good range of wall and base units finished with white high gloss fronts and integrated appliances including an eye level electric oven, electric hob, fridge freezer and dishwasher. Double bedroom and further good size bedroom. Family bathroom with bath, shower over bath, W/C and sink basin with waterfall taps. Situated on the edge of Sheffield's popular Kelham Island district packed with restaurants and bars. A short stroll to Tesco's supermarket and easy access to the Sheffield Supertram network







Total floor area 54.3 sq.m. (585 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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Viewing

Please contact our Hunters Sheffield - Hillsborough Office on 0114 242 4260 if you wish to arrange a viewing appointment for this property or require further information.

1 Middlewood Road, Hillsborough, S6 4GU

Tel: 0114 242 4260 Email:

hillsborough@hunters.com [https://www.hunters.com](http://www.hunters.com)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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.

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