



**HUNTERS®**  
HERE TO GET *you* THERE

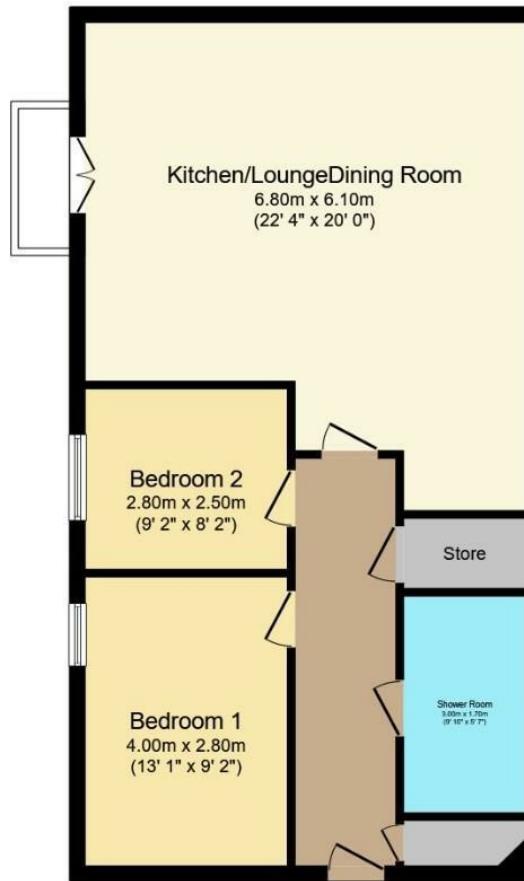
42 Philadelphia house Cross Bedford Street, Sheffield, S6  
3BS

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Asking Price £120,000

\*\*\*EWS1 Rating B1 – sufficiently low that no remedial works are required\*\*\*

Hunters Hillsborough are delighted to market a two bedroom apartment with undercroft reserved parking space and a spacious balcony in the popular development of Philadelphia House. Situated on the edge of Kelham Island and offered for sale with no onward chain, 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 two handy storage cupboards. South west facing windows create a bright and spacious open plan lounge/kitchen/diner with a large balcony leading off from the lounge. The kitchen has a good range of wall and base units with integrated appliances including an electric oven with a slide and hide door, hob and a dishwasher. Freestanding fridge freezer and a washing machine included in the sale. Large double bedroom and further good size bedroom. The bathroom has been converted into a wet room with a walk in shower, W/C and sink basin. 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 71.2 sq.m. (766 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 231 years remaining at a cost of £175 per year.

Annual service charges £2,325.00

### RATING ASSESSMENT

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

### VACANT POSSESSION

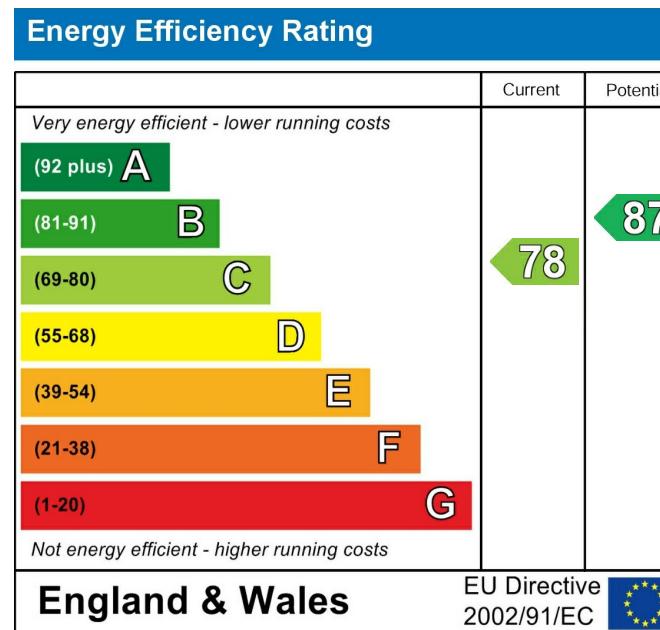
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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.







