



HUNTERS[®]

HERE TO GET *you* THERE

20 Jericho Street, Sheffield, S3 7JP

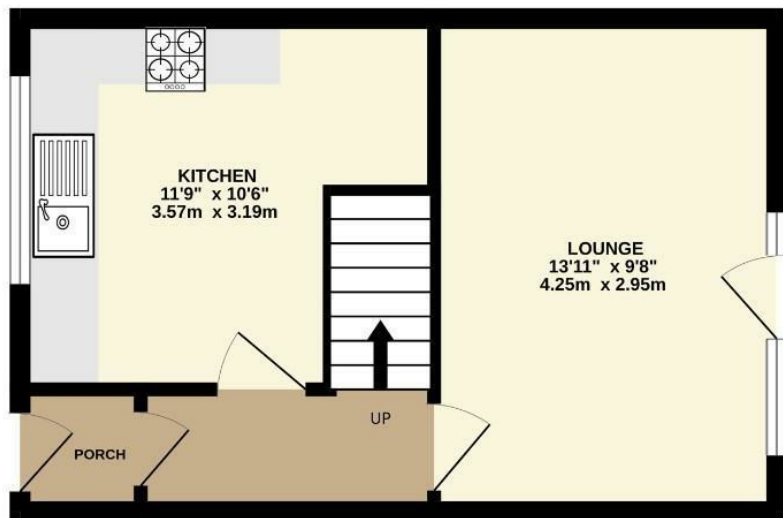
20 Jericho Street, Sheffield, S3 7JP

Asking Price £100,000

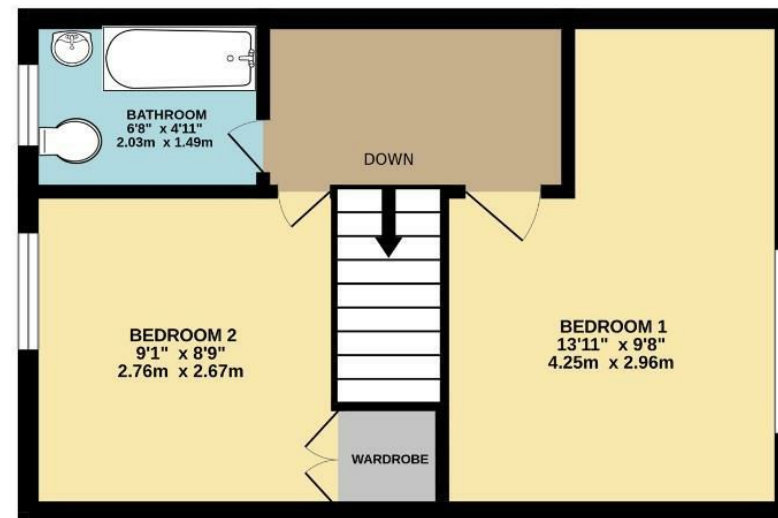
Hunters Hillsborough are delighted to present an opportunity for investors or first time buyers to purchase a two bedroom maisonette occupying two levels situated on the popular Jericho Street in the heart of Netherthorpe. Commanding an ideal location on the outskirts of the city centre and within walking distance to the sought after restaurants and bars at Kelham Island, an early viewing is highly recommended. The property is currently tenanted on a month by month rolling basis with a rental income of £500 pcm. Requiring a scheme of modernisation including the installation of a new boiler, this would be an ideal project to add to any portfolio. Internal photos are available upon request. Situated on the 2nd floor, entry into the entrance hallway with stairs rising. Kitchen diner with a range of wall and base units and space for freestanding appliances. Through to the lounge with french doors out to a private balcony overlooking the communal areas including an enclosed play area for the kids. Upstairs are two double bedrooms and a bathroom with a bath, shower over bath, W/C and sink basin. Parking is on street with a residents permit parking scheme and local public transport links include the Sheffield Supertram and bus routes.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS

TENURE

This property is Leasehold with 98 years remaining at a cost of £10 per year the service charge is 453.39 per year the building insurance is £181 per year.

RATING ASSESSMENT

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

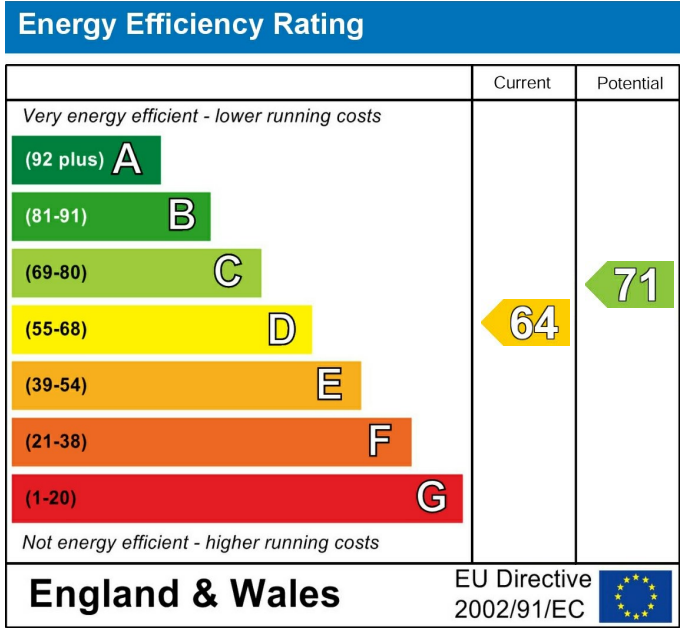
VACANT POSSESSION

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.

