



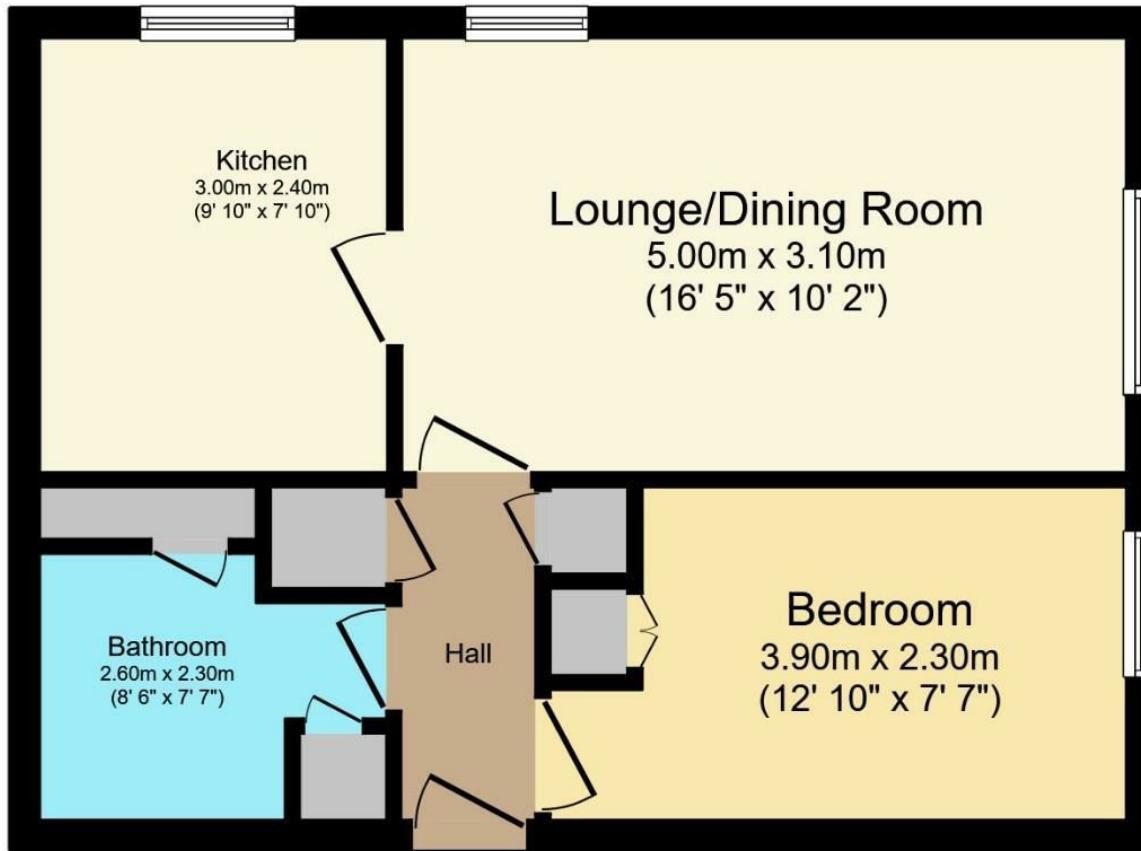
HUNTERS®
HERE TO GET *you* THERE

Flat 14 Hallam Cliff, 32 Crabtree Lane, Sheffield, S5 7AY

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Asking Price £70,000

Hunters Hillsborough are delighted to present a spacious one bedoomed first floor apartment situated within a popular private development with residential parking and well maintained gardens. An ideal first time buyer or investor purchase, viewing is highly recommended. Entry into the building via a secure intercom with stairs rising to the first floor. The living space offers a good size lounge diner with two windows boasting delightful woodland views. Currently fully furnished, most of the furniture is available subject to further negotiations. Kitchen with a good range of wall and base units and a washing machine and an electric oven included in the sale. The entrance hallway has two large storage cupboards and access to all rooms. Double bedroom with built in wardrobe and there's a bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Externally the development is situated close to woodland and has private residential parking along with excellent maintained communal green spaces.



Total floor area 40.5 sq.m. (436 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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Local Area

Norwood offers easy access to the Northern General Hospital within walking distance along with great transport links to Meadowhall Shopping Centre and Sheffield City centre.

General Remarks

TENURE

This property is Leasehold with 165 years remaining - monthly charges are £85 including the service charges.

RATING ASSESSMENT

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

VACANT POSSESSION

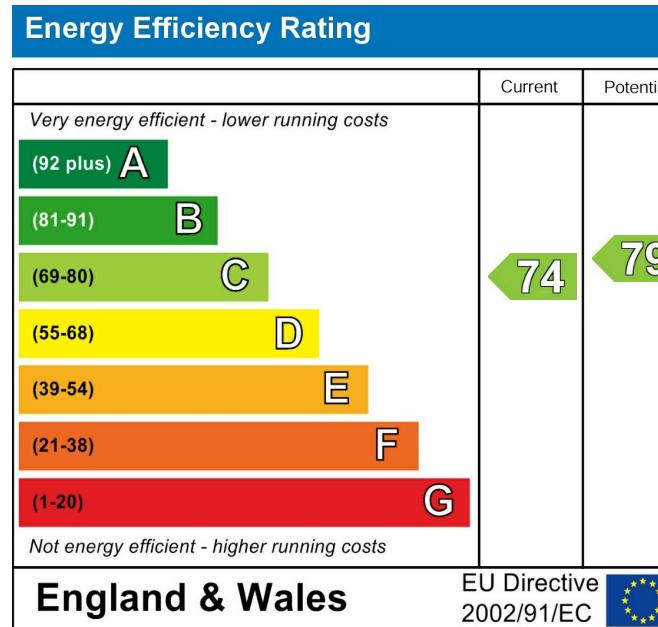
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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.

