



**HUNTERS®**

HERE TO GET *you* THERE

69 Hall Park Head, Stannington, Sheffield, S6



# 69 Hall Park Head, Sheffield, S6 5QS

## Offers Around £160,000

| GROUND FLOOR APARTMENT | OFF STREET PARKING | Hunters Crookes are delighted to present this ground floor apartment in the heart of Stannington, situated in the sought after development at Hall Park Head. This three bedroom property offers a perfect blend of comfort and convenience, boasting a great space for those looking to downsize.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, providing a warm and inviting space for relaxation and entertaining. The space comprises a modern fitted kitchen, a dining area and living room, with french doors onto the garden.

One of the standout attributes of this property is the private front and side gardens, which includes a lovely lawn and a patio area. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, the property benefits from a driveway, providing convenient off-street parking.

The flat features three well-proportioned bedrooms, each offering ample natural light and versatility for various uses, whether as sleeping quarters, a home office, or a guest room. To the rear, the bathroom is thoughtfully designed, complete with a separate shower cubicle, ensuring both functionality and comfort. This feature is particularly appealing for busy mornings or unwinding after a long day.

This apartment is not only a wonderful home but also a fantastic opportunity to enjoy the peaceful surroundings of Stannington while being within easy reach of Sheffield's vibrant city life. With its combination of space, outdoor enjoyment, and a desirable location, this property is sure to attract interest from a variety of buyers. Don't miss out !

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## Floor Plan

Floor area 83.1 sq.m. (895 sq.ft.)

Total floor area: 83.1 sq.m. (895 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**GENERAL REMARKS**

**TENURE**

The property is a Leasehold with a term of 125 years from 17th December 1989 and a ground rent charge of £10.00 per annum.

**SERVICE CHARGE**

There is a service charge payable of £323.66 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.

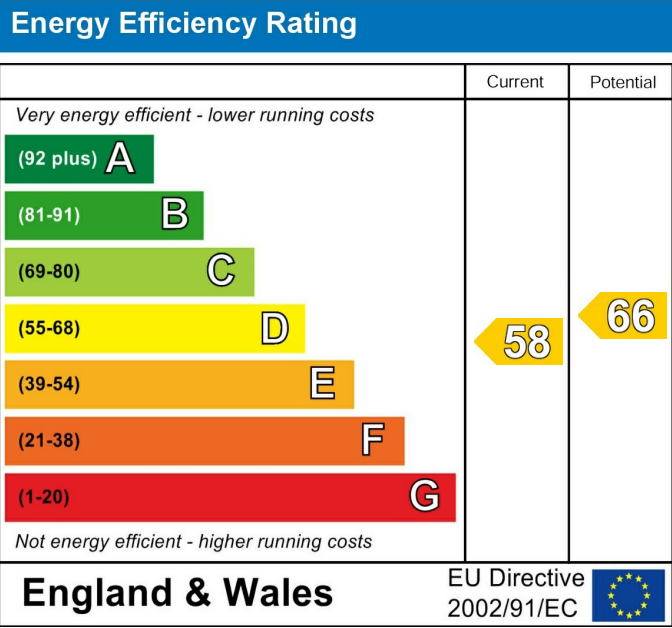
**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**ANTI-MONEY LAUNDERING CHECKS**

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.























