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22 Northfield Court, Crookes, Sheffield, S10 1QR

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Asking Price £280,000

| GROUND FLOOR APARTMENT | VIEWS OVER BOLE HILLS | Welcome to this much sought-after ground floor two-bedroom apartment located in the popular complex of Northfield Court in Crookes, Sheffield. This delightful flat offers a perfect blend of comfort and modern living, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the property, you are greeted by a spacious hall way which leads to the living area that boasts patio doors, allowing natural light to flood the room and providing easy access to a charming decked area and the well-maintained communal gardens beyond. This outdoor space is perfect for enjoying a morning coffee or entertaining guests during the warmer months.

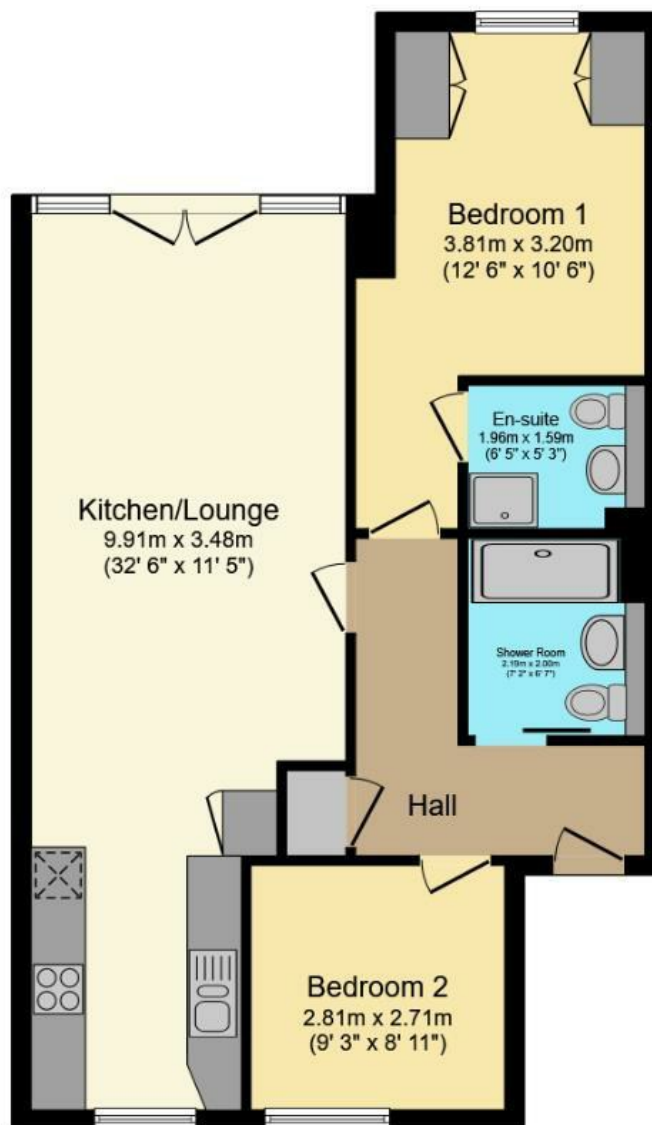
The kitchen is modern and well-equipped, featuring some built-in appliances that cater to all your culinary needs. It is designed to be both functional and stylish, making it a pleasure to cook and dine in.

The master bedroom is a generous size and benefits from an en suite shower room, offering privacy and convenience. The second bedroom is also well-proportioned, making it suitable for guests, a home office, or a growing family. Additionally, there is a family shower room that serves the apartment, ensuring that all your needs are met.

This property also includes allocated parking, providing you with the peace of mind that comes with having your own designated space. With its prime location in Crookes, you will find yourself surrounded by a vibrant community, with local shops, cafes, and parks just a stone's throw away.

In summary, this ground floor apartment in Northfield Court is a fantastic opportunity to enjoy modern living in a desirable area of Sheffield. Don't miss your chance to make this lovely flat your new home.

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Floor Plan

Floor area 68.4 sq.m. (736 sq.ft.)

Total floor area: 68.4 sq.m. (736 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

GENERAL REMARKS

TENURE

We understand the property is Leasehold with a term of 900 years from 24th July 2005 and a ground rent charge of £100.00 per annum.

SERVICE CHARGE

We understand there is an annual service charge of £1,380.00.

RATING ASSESSMENT

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

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.

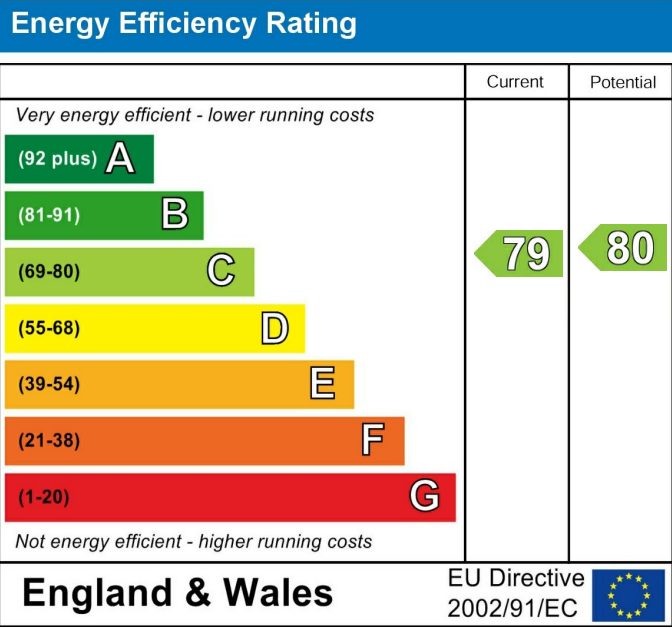
MORTGAGE FACILITIES

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.**

ANIT-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.











