



Bell Hagg Road, Walkley, Sheffield, S6

- ONE BEDROOM APARTMENT
- EXCELLENT LOCATION
- VIEWS OVER SHEFFIELD
- DRIVEWAY & GARAGE
- FIRST FLOOR
- NO ONWARD CHAIN
- RECENTLY MODERNISED
- EPC RATING D

Asking Price £140,000

HUNTERS®
HERE TO GET *you* THERE

Bell Hagg Road, Sheffield

DESCRIPTION

Hunters are delighted to offer this first floor apartment having one double bedroom situated in this very popular area of Walkley, having fabulous views over Northern side of Sheffield and countryside. Ideally placed for access to good local amenities and public transport links to the City Centre and Hillsborough Shopping Centre. The apartment has undergone refurbishment and has the advantage of NO UPPER CHAIN. The apartment comprises of driveway to the front with integrated garage. Stairs to the first floor with entrance door to the side. Entrance hall with stairs to the upper floor, Lounge with picture window, newly fitted kitchen with a range of wall and base units, double bedroom and newly fitted bathroom.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years from 05/10/1959 at a ground rent of £** per annum.

SERVICE CHARGE

There is a service charge payable at £*** per annum.

RATING ASSESSMENT

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

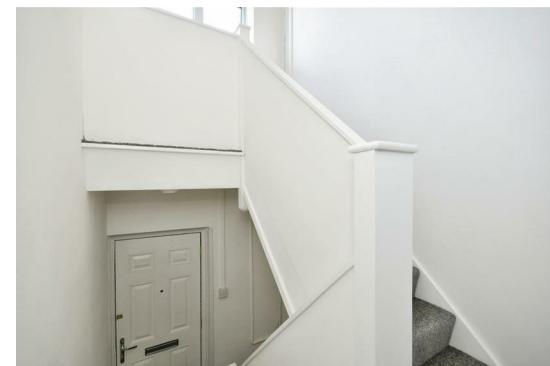
VACANT POSSESSION

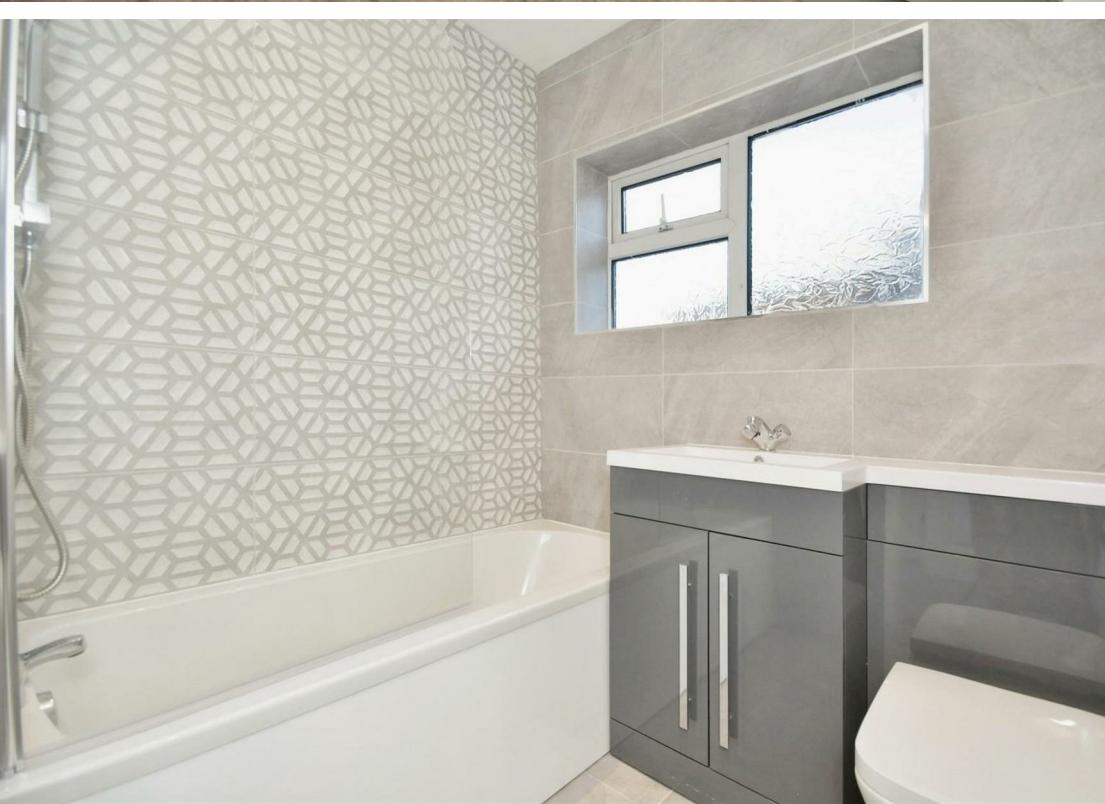
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.





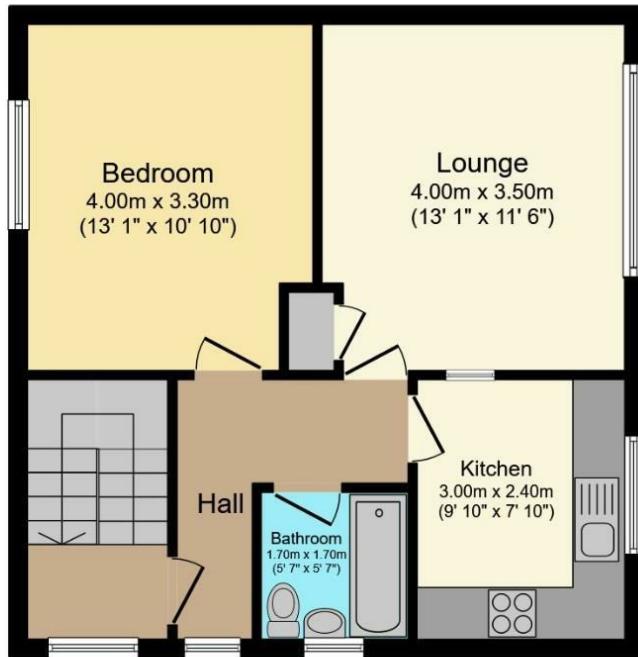


Ground Floor

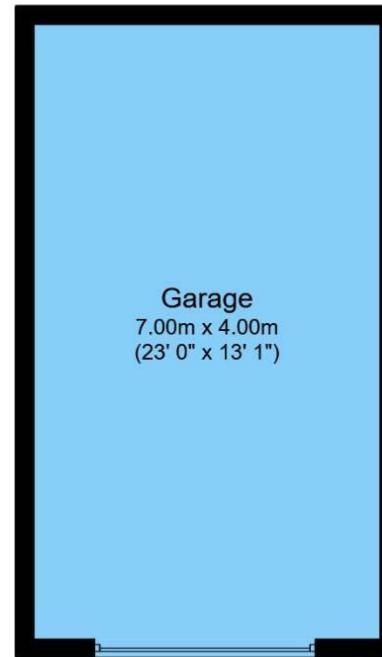
Total floor area 82.3 sq.m. (885 sq.ft.) approx

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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First Floor



Garage

Viewing

Please contact our Hunters Sheffield - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.

208 Crookes, Sheffield, S10 1TG

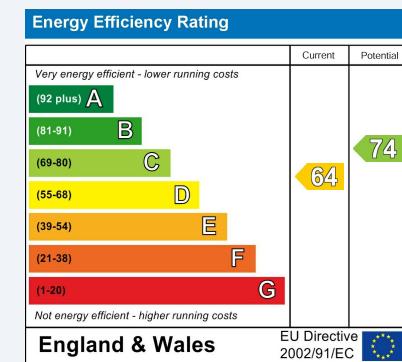
Tel: 0114 266 6626 Email:

sheffieldcrookes@hunters.com [https://www.hunters.com](http://www.hunters.com)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

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