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169 Cemetery Road, Sheffield, S11 8FQ

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## Asking Price £130,000

| ON BUS ROUTE | ONE BEDROOM APARTMENT | Nestled on Cemetery Road in the vibrant Sharrow area of Sheffield, this charming one-bedroom apartment offers a delightful blend of modern living and convenience. Situated on the ground floor, the property is an ideal choice for individuals or couples seeking a comfortable home.

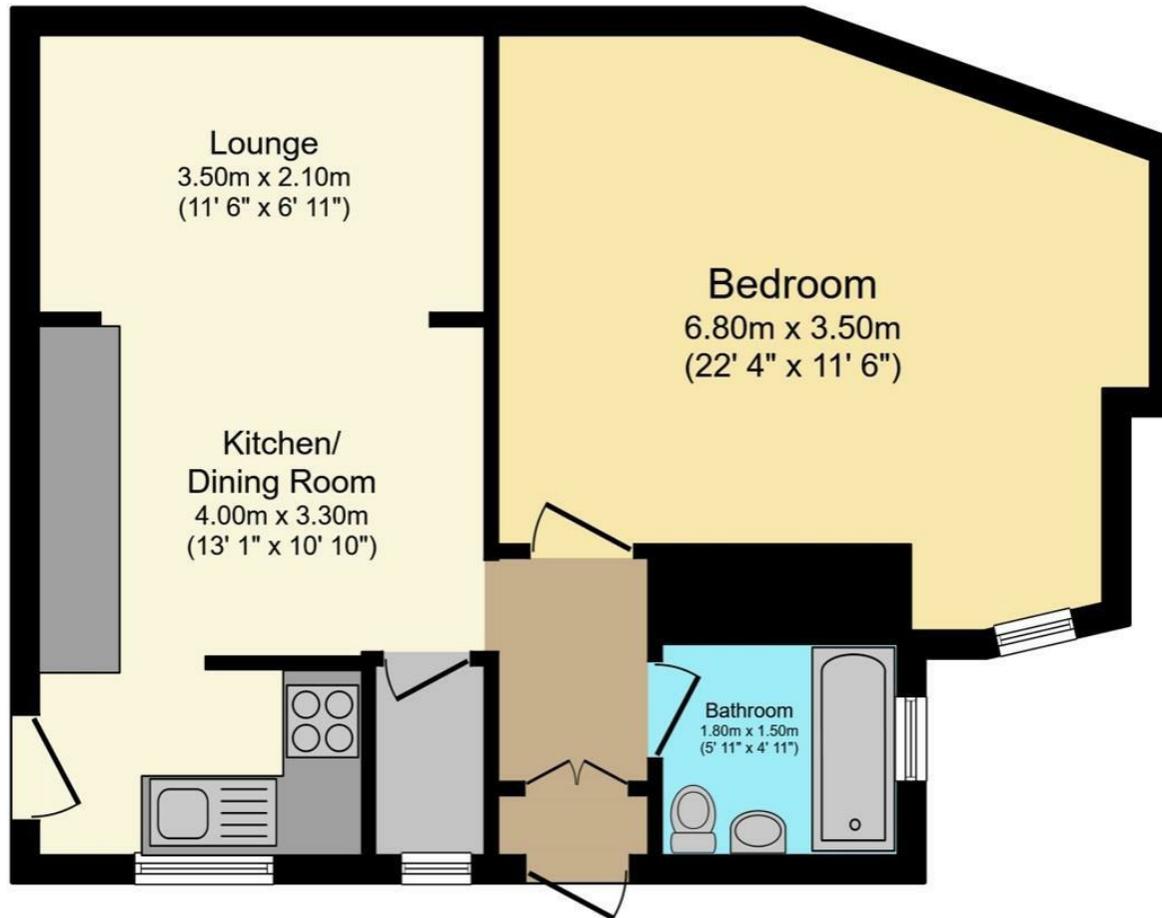
Upon entering, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, ensuring that cooking and dining experiences are both enjoyable and efficient.

The apartment boasts a spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, offering both functionality and style. With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay.

Location is key, and this apartment does not disappoint. It is conveniently situated close to a variety of local restaurants, bars, and shops, allowing residents to enjoy the vibrant lifestyle that Sharrow has to offer. Whether you are looking to explore the culinary scene or indulge in retail therapy, everything you need is just a stone's throw away.

In summary, this one-bedroom apartment on Cemetery Road is a fantastic opportunity for those seeking a modern, ground floor living space in a lively neighbourhood. With its appealing features and prime location, it is sure to attract interest from a range of buyers.

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Total floor area 47.2 sq.m. (508 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). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	77
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
	England & Wales	

## GENERAL REMARKS

### TENURE

We understand the property is Leasehold with an unexpired term of 800 years from 6th May 1853 and ground rent of £1.33. There is a service charge of £600.00 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

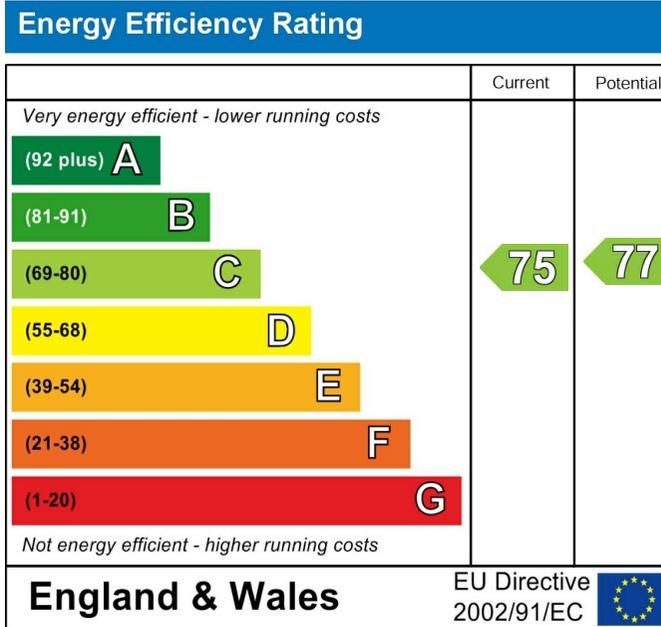
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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.







