



169 Cemetery Road, Sheffield, S11 8FQ



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£140,000

Situated on Cemetery Road in the vibrant city of Sheffield, this charming ground floor apartment offers a delightful blend of modern living and comfort. The property features an open plan living area that seamlessly integrates a contemporary fitted kitchen, perfect for both entertaining and everyday living.

The apartment boasts one well-proportioned bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring convenience and style. An inner hallway enhances the layout, incorporating utility facilities that add to the practicality of the space.

Recently decorated in neutral tones and newly carpeted throughout, this property is ready for you to move in without the need for any immediate renovations. The absence of a chain simplifies the purchasing process, making it an ideal choice for first-time buyers or those looking to downsize.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 1853 at a ground rent of £1.33 per annum.

SERVICE CHARGE

There is a service charge payable of £600 per annum.

RATING ASSESSMENT

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

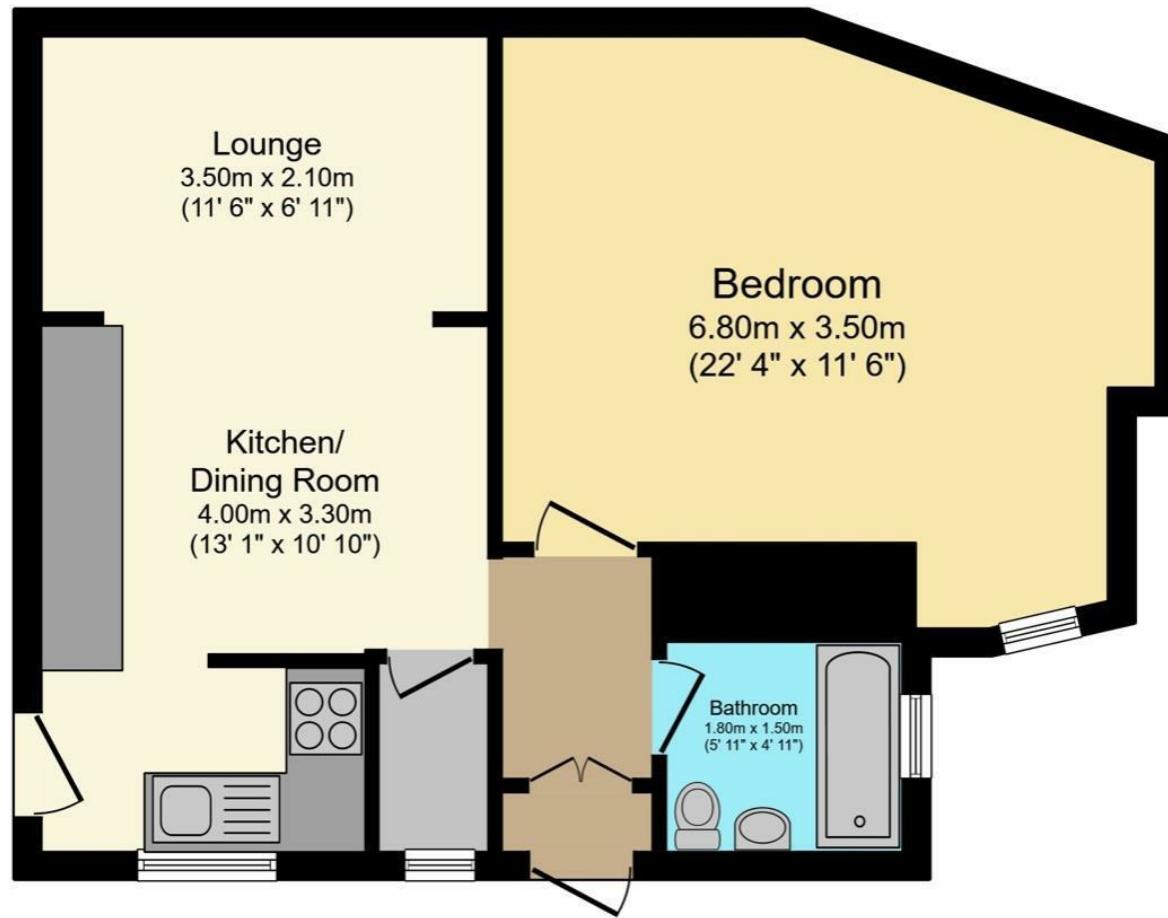
VACANT POSSESSION

The property is subject to a 12 month tenancy ending December of 2025.

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.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com

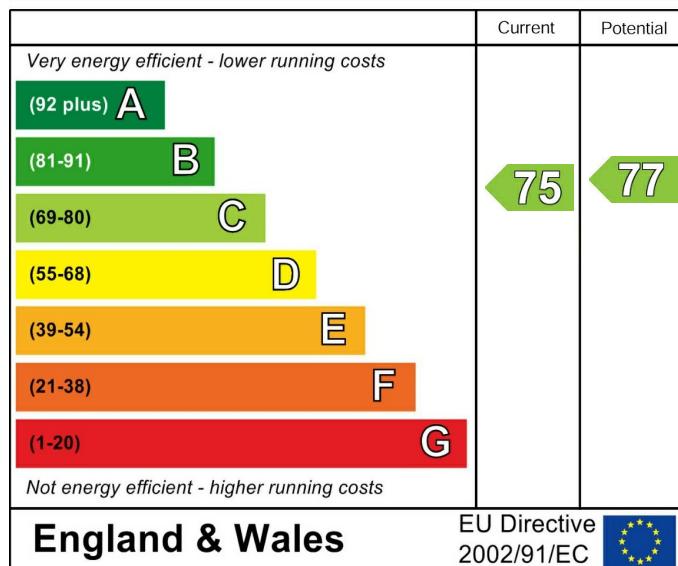


Total floor area 47.2 sq.m. (508 sq.ft.) approx

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

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

Energy Efficiency Rating



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.







