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Unit 85, 200 Norfolk Park Road, Norfolk Park, Sheffield, S2 2UF

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By Auction £100,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £100,000 * BIDDING CLOSES 12 MARCH 2.30PM * FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

Nestled in the desirable area of Norfolk Park, Sheffield, this impressive town house offers a fantastic opportunity for those seeking a spacious and versatile investment with five well-proportioned bedrooms, this property is ideal for those looking to invest in a House in Multiple Occupation (HMO), at the time of instruction, bringing in approximately £19,800 gross income a year. Please refer to the auction pack for information on tenancies

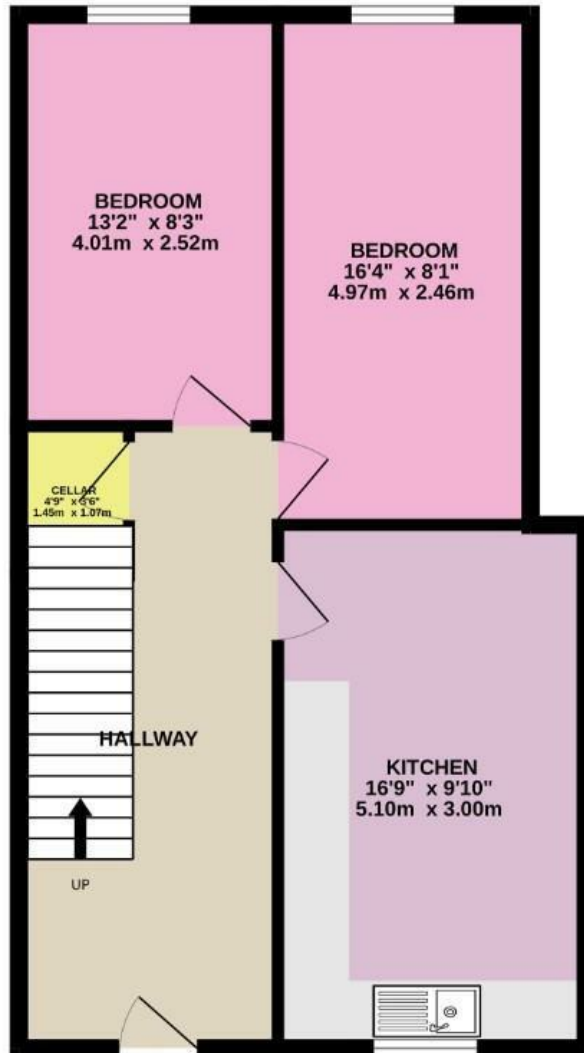
The heart of the home features a welcoming communal living room, perfect for relaxation and socialising with housemates. The layout promotes a sense of community while still allowing for personal space in the generously sized bedrooms. The property also includes a well-appointed shower room and separate w.c., ensuring convenience for all residents.

Situated just one mile from Sheffield Hallam University, this location is particularly appealing for students and professionals alike, providing easy access to the university's facilities and the vibrant city centre. The surrounding area boasts a range of local amenities, parks, and transport links, making it an excellent choice for those who appreciate both convenience and a pleasant living environment.

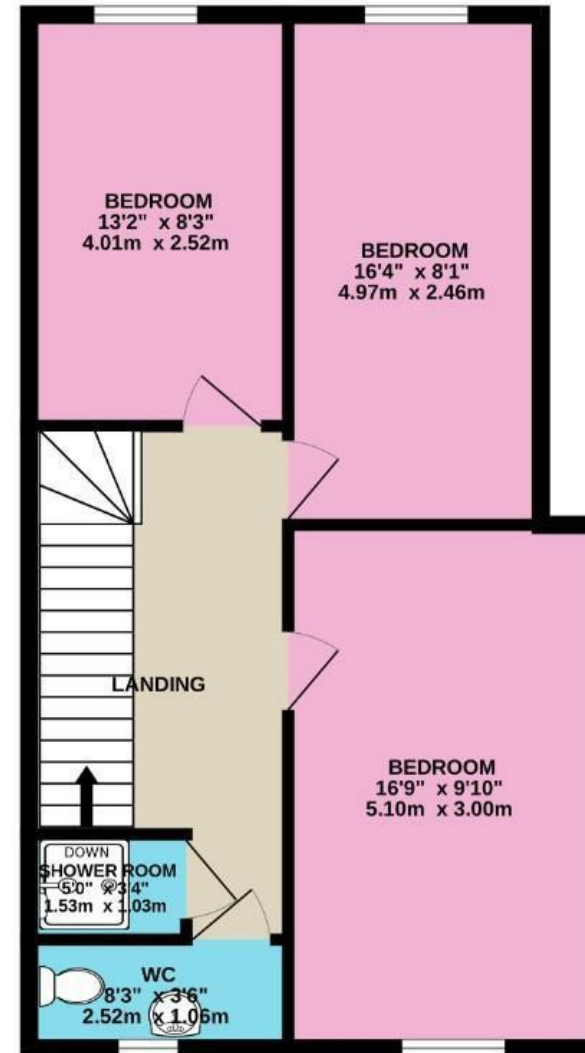
This five-bedroom HMO in Norfolk Park is not just a house; it is a home that offers comfort, space, and a prime location. Whether you are looking to invest or seeking a new place to call home, this property is well worth your consideration.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
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GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL REMARKS

TENURE

This property is Leasehold with a term of 125 years from 1st January 2007 at a ground rent of £500 per annum.

SERVICE CHARGE

There is a service charge payable of £1036 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.

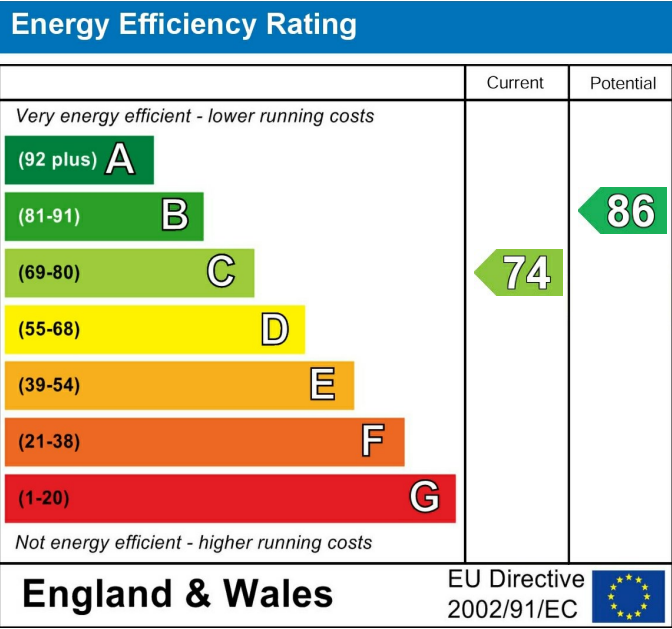
MORTGAGE FACILITIES

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. 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 set your property live.



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.

