



**HUNTERS**<sup>®</sup>  
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16 Rosemary Court Bank House Road, Sheffield, S6 3TL



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## Offers Over £140,000

\*\*\* GUIDE PRICE £140,000 - £150,000 \*\*\*

Nestled in the desirable area of Walkley, Sheffield, this splendid second-floor apartment presents a remarkable opportunity for both first-time buyers and investors alike. The property is situated on an enviable end plot on Bank House Road - a premium feature in urban living! With two well-proportioned bedrooms and bathroom with shower over bath, this property is ready for you to move in without the hassle of an upper chain.

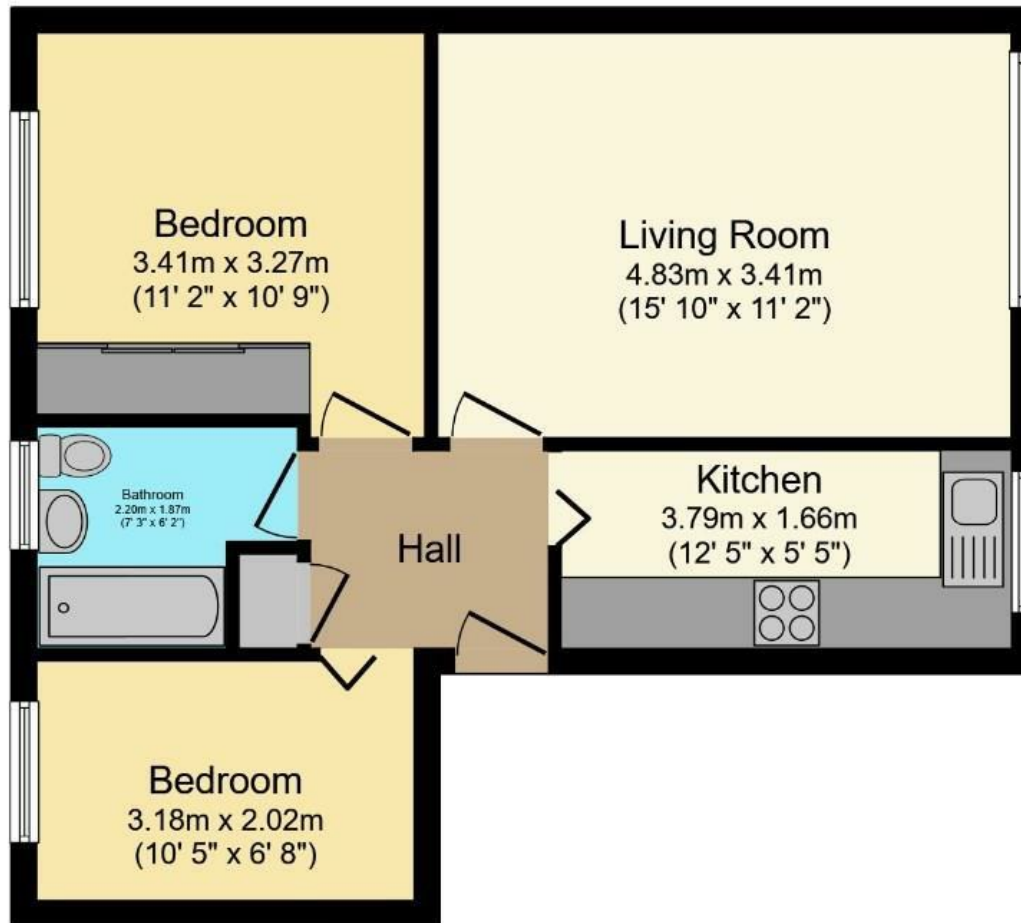
Upon entering, you are greeted by a welcoming entrance hall equipped with a secure entry system. Ascending to the second floor, you will find a bright and airy lounge, featuring a large picture window that offers stunning panoramic views of the surrounding area. This space is perfect for relaxation or entertaining guests.

The kitchen is fitted with a range of wall and floor units, providing ample storage and workspace for culinary enthusiasts. The master bedroom boasts fitted wardrobes, ensuring that your belongings are neatly organised, while the second bedroom offers versatility for guests, a home office, or a child's room. The bathroom is well-appointed, complete with a shower over the bath, catering to all your bathing needs.

Additionally, the property includes an integrated garage and parking on the ground floor, a rare find in urban living. The communal grounds to the rear and side of the building provide a pleasant outdoor space for residents to enjoy.

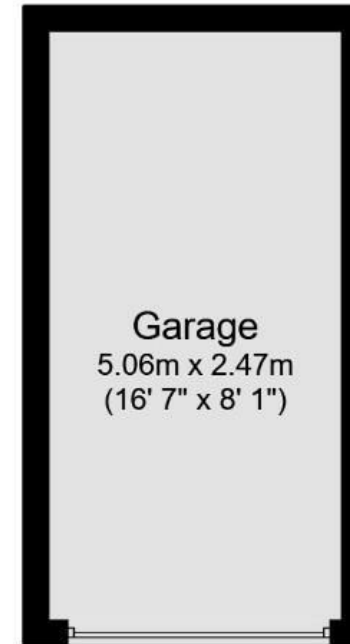
This apartment combines comfort, convenience, and style, making it an ideal choice for those seeking a modern lifestyle in a vibrant community. Do not miss the chance to make this delightful property your new home.

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## Floor Plan

Floor area 49.2 m<sup>2</sup> (530 sq.ft.)



## Garage

Floor area 12.3 m<sup>2</sup> (132 sq.ft.)

**TOTAL: 61.5 m<sup>2</sup> (662 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](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

This property is Leasehold with an unexpired term of 200 years from 08/07/1973 and ground rent of £25.00 per annum.

### RATING ASSESSMENT

The property is assessed for Council Tax purposes to Band A.

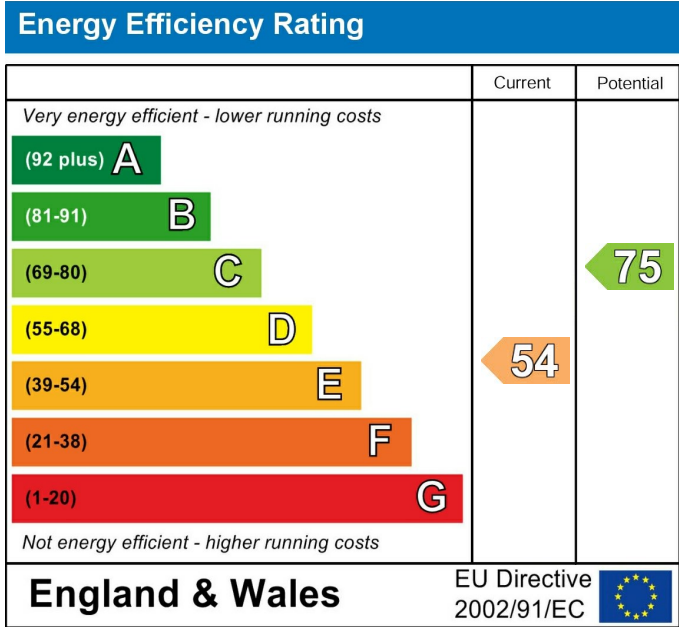
### VACANT POSSESSION

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.**

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.















