



**HUNTERS**<sup>®</sup>

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Flat 94 Netherthorpe Street, Sheffield, S3 7JD



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£110,000

Nestled on Netherthorpe Street in the vibrant city of Sheffield, this charming two-bedroom maisonette presents an excellent opportunity for those looking to create their ideal living space or purchase of an investment property. This purpose-built flat features a well-proportioned living room that opens onto a private balcony, perfect for enjoying a morning coffee or unwinding after a long day.

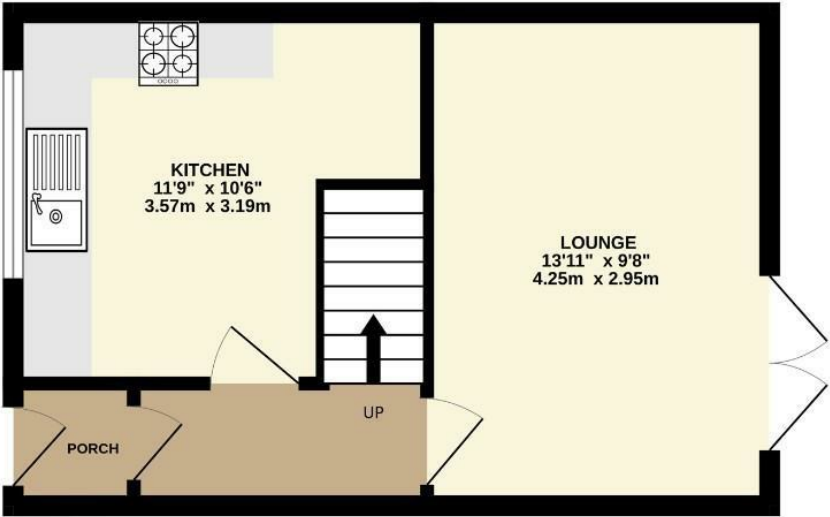
The property comprises one reception room, two comfortable bedrooms, and a bathroom, making it an ideal choice for small families, couples, or individuals seeking a bit more space. The dining kitchen offers a practical area for meal preparation and dining.

While the flat is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. With no onward chain, the process of moving in can be swift and straightforward, allowing you to settle into your new home without delay.

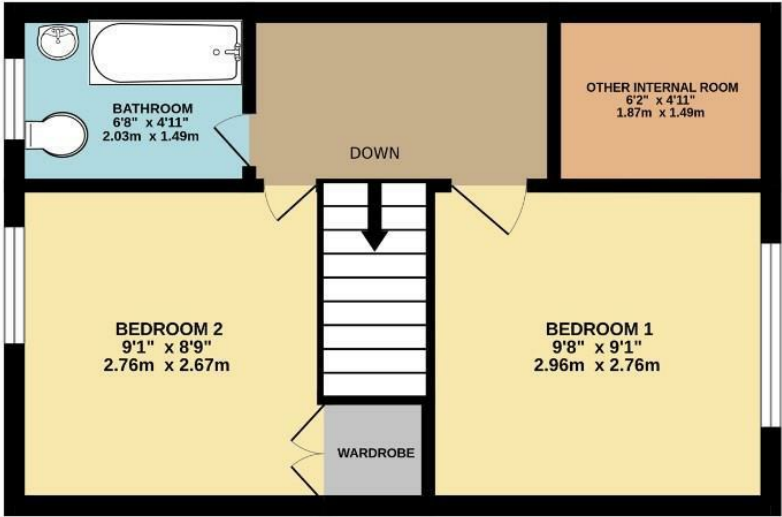
Situated in a desirable location, this maisonette is well-connected to local amenities, transport links, and the vibrant culture that Sheffield has to offer. Whether you are a first-time buyer or an investor looking for a promising property, this flat on Netherthorpe Street is a fantastic opportunity not to be missed.

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sheffieldwoodseats@hunters.com | www.hunters.com

GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

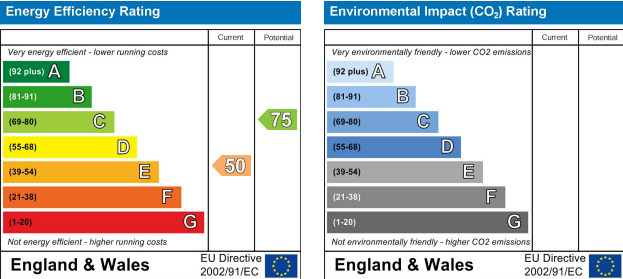


1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 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**  
GENERAL REMARKS

**TENURE**  
This property is long Leasehold with a term of 125 years from 03/07/1989 at a ground rent of £10 per annum.

**SERVICE CHARGE**  
There is a service charge payable of £450 per annum and block insurance of £150 per annum.

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

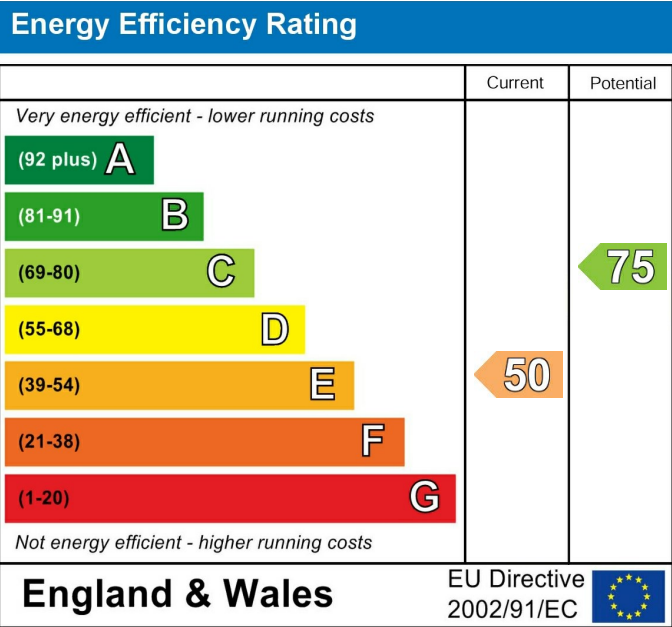
**VACANT POSSESSION**  
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**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.**

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.







