



HUNTERS[®]
HERE TO GET *you* THERE

18A Marshall Road, Sheffield, S8 0GN

18A Marshall Road, Sheffield, S8 0GN

£160,000

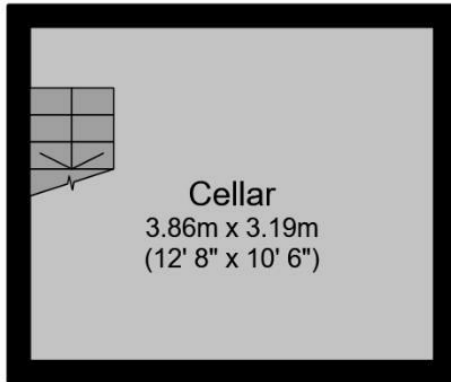
Nestled on the desirable Marshall Road in Sheffield, this charming two-bedroom flat offers a perfect blend of comfort and modern living. Spanning an inviting 689 square feet, the property is neutrally decorated throughout, allowing for a seamless transition into your new home.

Upon entering, you will find a spacious reception room that provides an ideal space for relaxation or entertaining guests. The modern bathroom is tastefully designed, ensuring both style and functionality. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it suitable for a variety of lifestyles.

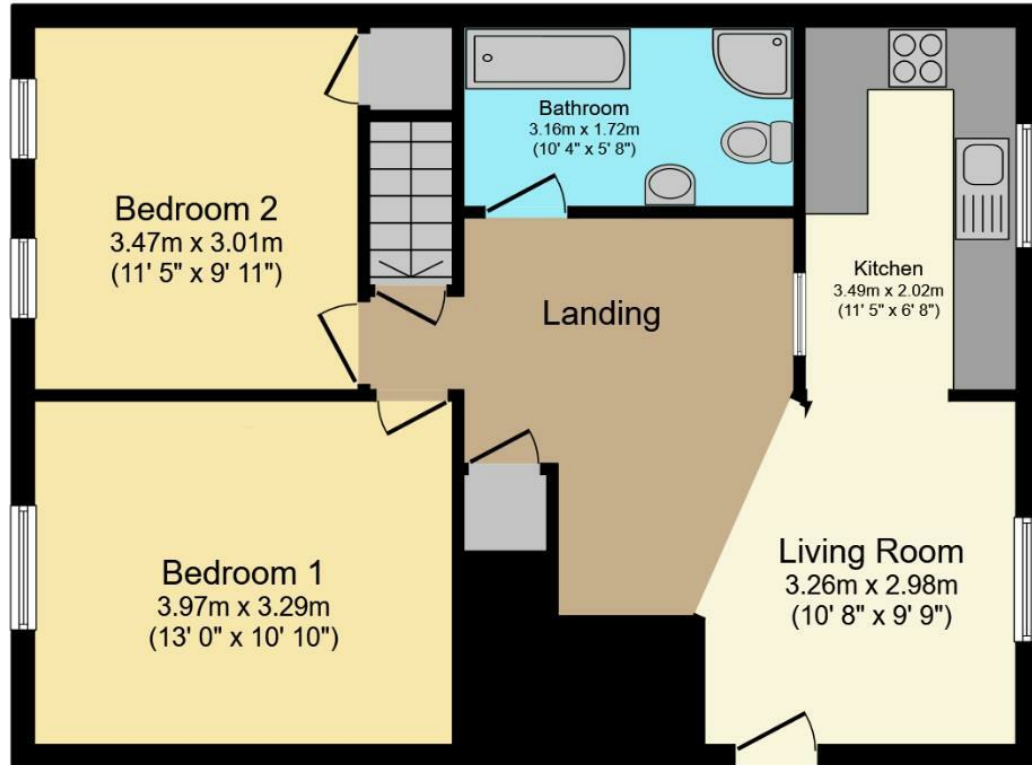
One of the standout features of this property is its great location, which provides easy access to local amenities, parks, and transport links, making it an excellent choice for both families and professionals alike. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchase process.

This delightful flat is a fantastic opportunity for those seeking a comfortable and stylish home in Sheffield. Do not miss the chance to make it yours.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



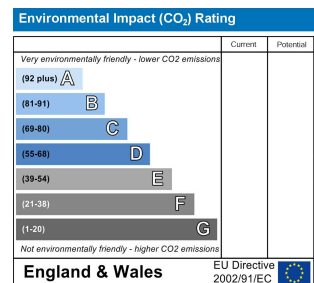
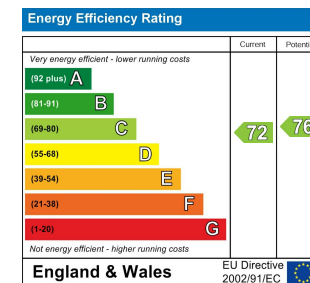
Basement
Floor area 12.3 sq.m. (133 sq.ft.)



Ground Floor
Floor area 64.3 sq.m. (692 sq.ft.)

Total floor area: 76.6 sq.m. (825 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



General Remarks
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 114 years remaining and £100 ground rent 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.

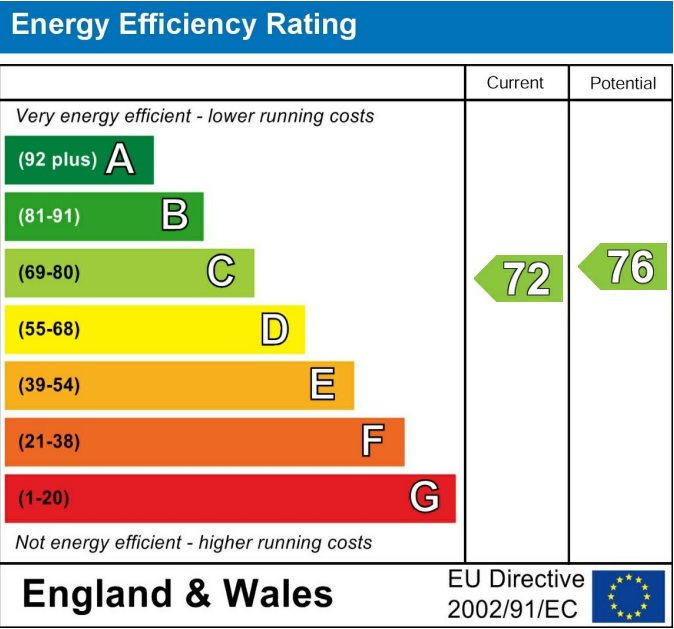
MORTGAGE FACILITIES

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

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.









