



Hazlebarrow Crescent, Jordanthorpe, Sheffield, S8 8AP

- TWO BEDROOMS
- WHITE BATHROOM & SEPARATE W.C.
- UTILITY ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- MODERN KITCHEN
- NEUTRALLY DECORATED
- TOP FLOOR
- ENERGY PERFORMANCE RATING C

Asking Price £90,000



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DESCRIPTION

Hunters Woodseats are pleased to market this two bedroom top floor flat situated within this purpose built block. The property is neutrally decorated and well presented throughout and briefly comprises; communal entrance lobby with stairs to the second floor, private entrance hall with phone for the door porter system. Walking down to the end of the hallway is the open plan living area with windows to both the front and rear with a door off leading to the kitchen which has a range of matching wall and base units along with a wall mounted gas fired combination boiler. There is the master bedroom, white bathroom, separate w.c. and a further second double bedroom together with a utility room.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 125 Years From 17 July 1989 at a ground rent of £10 per annum.

SERVICE CHARGE

There is a service charge payable of £300 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

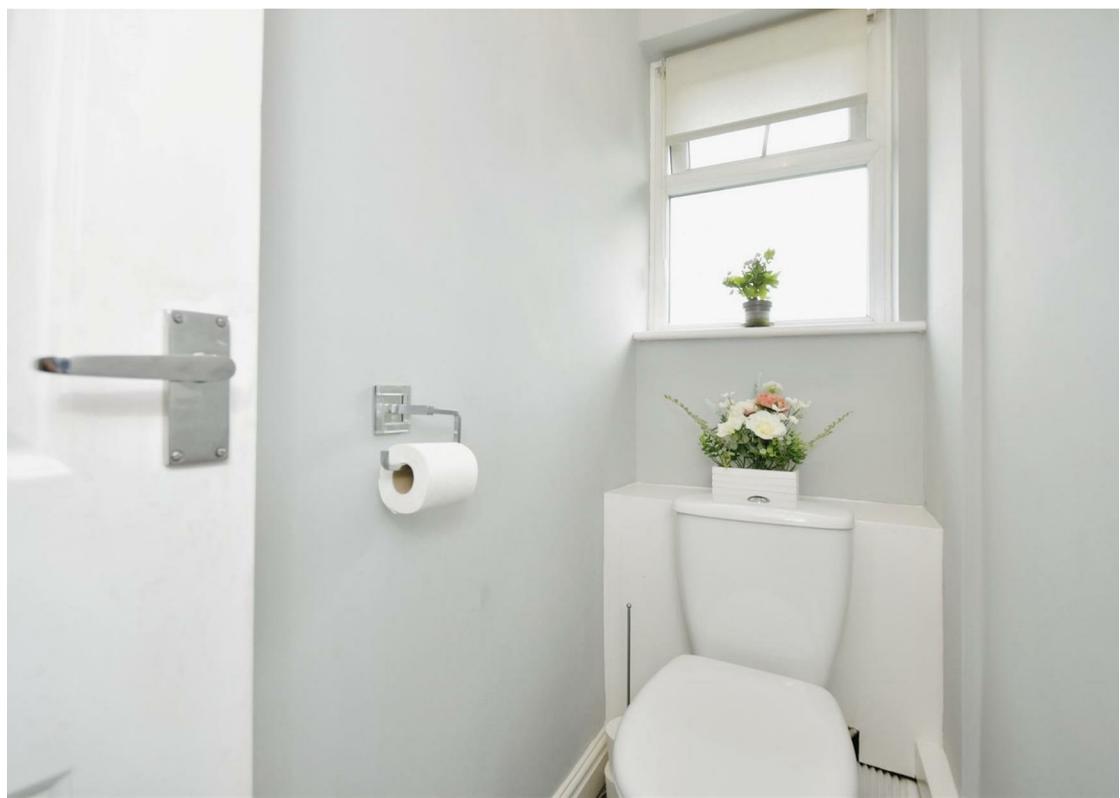
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

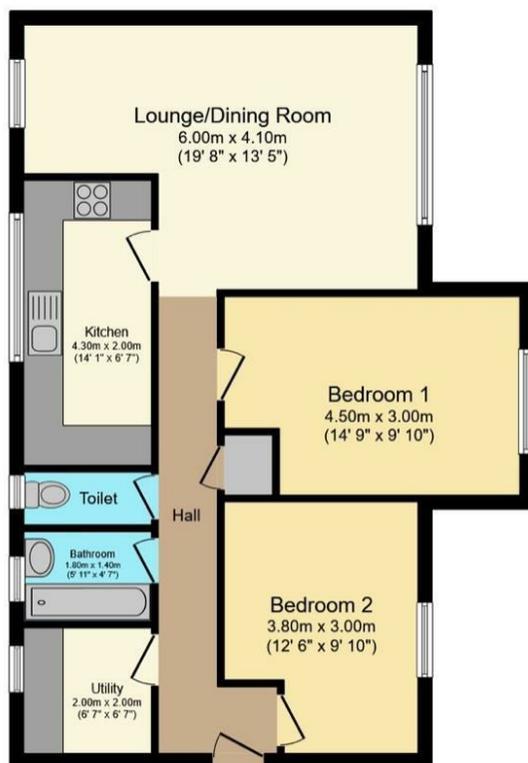
MORTGAGE FACILITIES

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.







Total floor area 70.6 sq.m. (760 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).
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Viewings

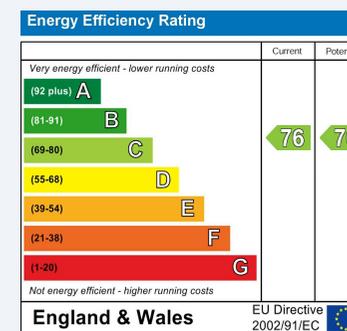
Please contact sheffieldwoodseats@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

