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Flat B, Spring Court 43 Spring Hill, Crookes, Sheffield, S10 1ET

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By Auction £85,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £85,000* BIDDING CLOSES 9 DECEMBER 3PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS
Nestled in the vibrant area of Spring Hill, Crookes, this purpose-built flat offers a delightful living experience. With two bedrooms, this property is perfect for young professionals, couples, or small families seeking a comfortable home in a prime location.

The flat features a spacious open-plan living area that seamlessly connects to a separate kitchen, creating an inviting space for both relaxation and entertaining. Natural light floods the living area, enhancing the warm and welcoming atmosphere. The kitchen is well-equipped, providing ample space for culinary pursuits.

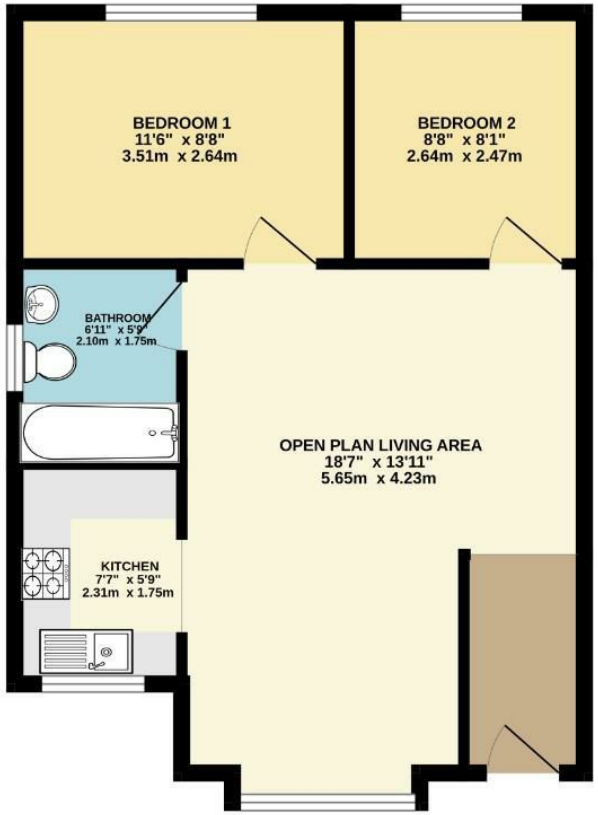
One of the standout features of this property is its proximity to Sheffield University, located less than half a mile away. This makes it an ideal choice for students or university staff looking for convenience and accessibility. Additionally, the flat comes with the added benefit of parking, a rare find in such a central location.

With no onward chain, this property presents a straightforward opportunity for buyers looking to move in without delay. Whether you are seeking a new home or a sound investment, this flat in Spring Hill is a fantastic option that combines comfort, convenience, and a vibrant community atmosphere. Don’t miss the chance to make this lovely flat your own.

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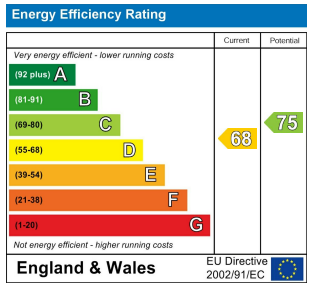
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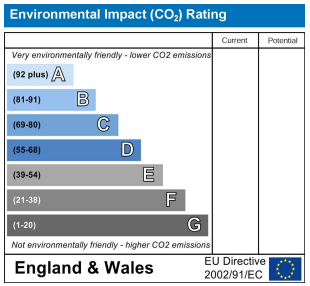
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 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 long Leasehold with a term of 125 years from 1996 at a ground rent of £50 per annum.

SERVICE CHARGE

There is a service charge payable of £141 per month.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

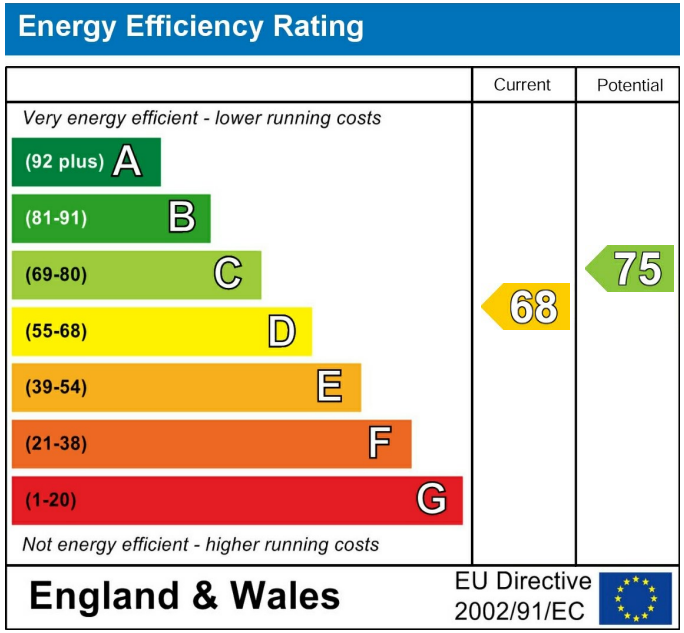
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.








IMPORTANT
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Sweet
HOME













