

LOT  
**108**

57 Longley Hall Rise, Sheffield S5 7EQ

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

- Well-proportioned two bedroomed second floor flat
- Double glazing
- Partial central heating

A well-proportioned two bedroomed second floor flat which will appeal to property professionals or landlords. The vacant flat now requires a full scheme of updating and refurbishment but has the benefit of UPVC double glazing and partial central heating. Communal grounds.

**Situated** Located in this popular residential area close to a good range of amenities including shops, supermarkets, direct routes leading to Sheffield and the M1 and a few minutes' drive or walk from the Northern General Hospital. Longley Park is also within easy reach and the area is well served by bus services.

**Ground Floor** Communal entrance hall and stairs to all floors.

**Second Floor Flat** Hallway, lounge/dining room, separate

kitchen, bedroom one, bedroom two/box room and bathroom/WC

**Outside** Communal grounds and gardens.

**Tenure** Leasehold

**EPC Rating** D

**Note** Any plans and measurements shown are for information only, are not to scale and cannot be relied on. The property is sold as seen. Purchasers are deemed to have relied upon their own enquiries



and inspections as to the internal layout of the property. For more information connected to securing a mortgage on this property please contact Blundells, our dedicated auction mortgage consultants on 0114 275 3853.

### **Viewing Arrangements**

Strictly by appointment with joint agent Bridgfords Banner Cross 0114 345 0166 For any other general auction enquiries please call the auction team on 0114 254 1185 Direct non confirmed viewings at the property are not permitted.