



Bole Hill Road Walkley Sheffield S6 5DE
Offers Around £239,950

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Situated in this fantastic residential area is this three bedroom townhouse which enjoys panoramic views to the rear and Bole Hill Park and woodland to the front. The property benefits from a versatile garage on the lower ground floor, primed for conversion into additional living space, a front garden, a rear decked seating area, uPVC double glazing and gas central heating. Located near to Bolehills, Rivelin Valley Natural Trail, and the convenience of local amenities, schools along with easy access to Sheffield City Centre. In brief, the living accommodation comprises entrance door and porch, perfect for storing shoes and coats. A door then opens into the kitchen/diner having a range of wall, base and drawer units with a complementary work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with space and plumbing for a dishwasher. There is ample space for a dining table and chairs and access to a pantry. A door then opens into the inner lobby and the lounge. The lounge has two front windows allowing lots of natural light. From the inner lobby, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the family bathroom. The generous master is to the rear of the property and enjoys the stunning views. Double bedroom two is front facing and benefits from a storage cupboard/wardrobes. Single bedroom three again enjoys the stunning rear outlook. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin.

- VIEWING RECOMMENDED
- THREE BEDROOM TOWNHOUSE
- GOOD SIZE UNDER CROFT GARAGE
- STUNNING VIEWS
- KITCHEN/DINER & LOUNGE
- FANTASTIC LOCATION
- EXCELLENT AMENITIES & SCHOOLS CLOSE-BY
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, HOSPITALS & UNIVERSITIES





OUTSIDE

To the front is a low maintenance garden with a gate and fencing on three sides, and a path leading to the front door. A shared driveway provides access to the rear of the property and to the under croft garage which has housing and plumbing for a washing machine, lighting and houses the combi boiler. There is also a generous decked seating/garden area, with balustrade, which takes in the panoramic views.

LOCATION

Situated in the sought after area which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools. 5 minutes walk from Bole Hills, a beautiful park with a huge playground, overlooking the picturesque Rivelin River Valley and Peak District.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1970. The property is currently Council Tax Band A.

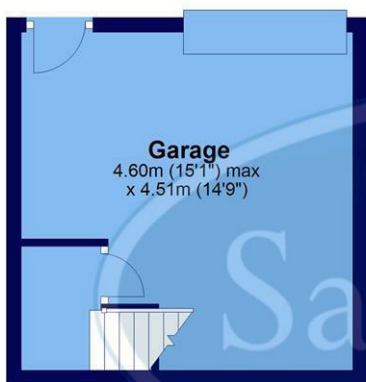
VALUER

Chris Spooner

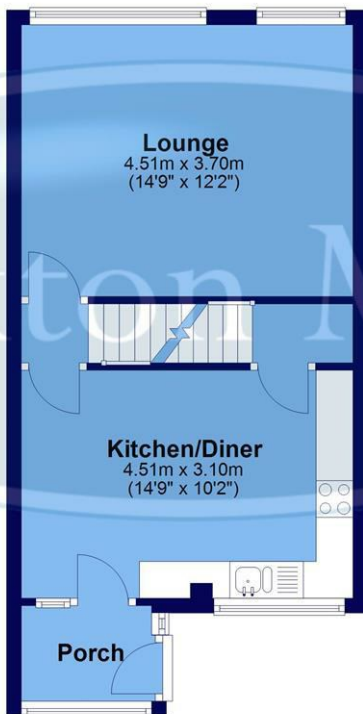
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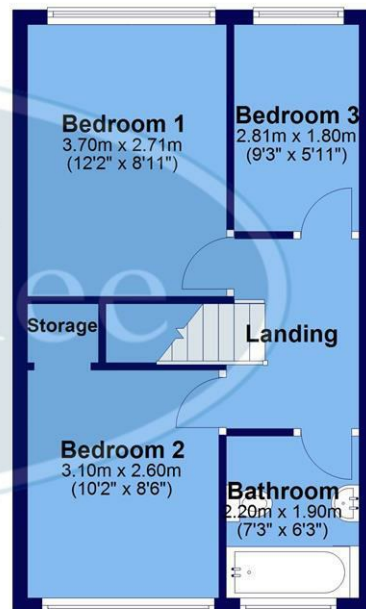
Basement
Approx. 20.7 sq. metres (223.1 sq. feet)



Ground Floor
Approx. 37.6 sq. metres (405.1 sq. feet)



First Floor
Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 93.5 sq. metres (1006.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		