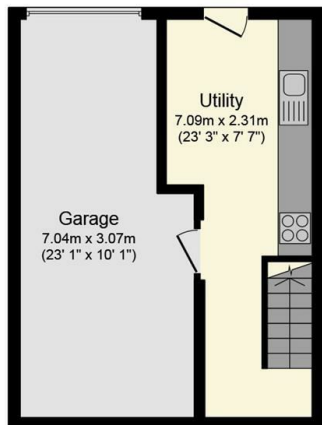




## 120 Bole Hill Road, Walkley, Sheffield, S6 5DE

Asking Price £280,000

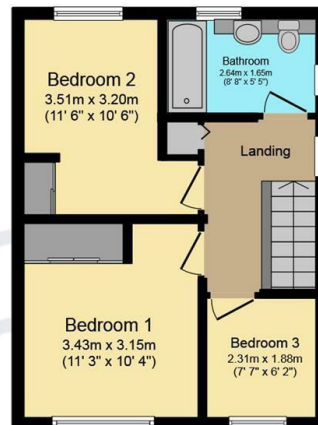
- No onward chain
- Modern kitchen
- Utility room
- Bolehill Park across the road
- Incredible views over Rivelin Valley
- Two double bedrooms and one single bedroom
- Private rear garden
- Living/dining room
- Integrated garage
- Close to shops, cafes and restaurants in Walkley



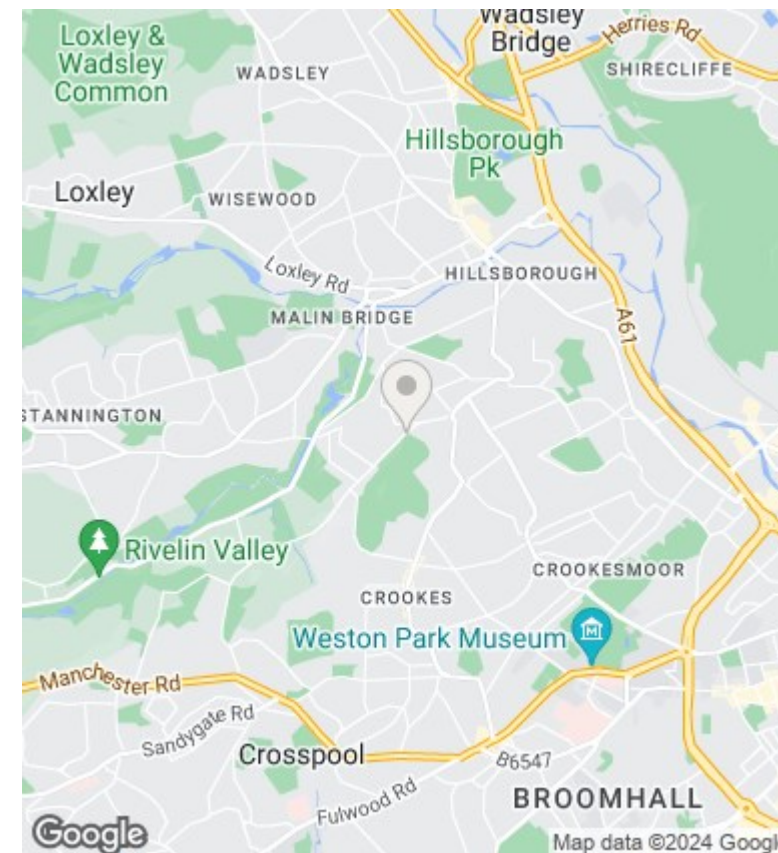
**Lower Ground Floor**



**Ground Floor**



**First Floor**



Total floor area 112.7 m<sup>2</sup> (1,213 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	