



Linaker Road, Sheffield

South Yorkshire, S6 5DT

Asking Price £220,000



HUNTERS[®]
HERE TO GET *you* THERE

Linaker Road, Sheffield

DESCRIPTION

- THREE BEDROOM MID TERRACED
- MODERN KITCHEN DINER
- REAR GARDEN
- GAS CENTRAL HEATING
- MODERN FAMILY BATHROOM
- EXCELLENT LOCATION
- EPC RATING AWAITED
- COUNCIL TAX BAND A



DESCRIPTION

Hunters are delighted to offer this three bedroom mid terrace home situated in the heart of Walkley, having fabulous amenities and good access to Rivelin with great nature walks, public transport which leads to city centre, Sheffield University and central hospitals. Also a short distance to the Bole Hill Recreational Ground. The property has been well maintained by the current owners and has undergone some improvement and benefits from gas central heating and double glazing. The accommodation comprises; Front entrance door which opens to the Lounge with feature fire surround and shelving to the alcoves. To the rear is a dining kitchen having a range of wall and base units with solid oak work surfaces and inset Belfast sink unit with mixer tap. Integrated dishwasher and fridge, plus integrated electric oven with companion gas hob and extractor hood over. Space and plumbing for washing machine. Limestone flooring. Cellar from the inner lobby, stairs to the first floor rise from the dining kitchen. Front master bedroom with understairs walk in cupboard and rear single bedroom which is currently used as a nursery. Bathroom having a suite comprising of low flush WC, pedestal wash basin and bath with shower over. To the second floor is a further double bedroom having ample storage space in the eaves and a rear facing Velux style window. Outside is a small fore garden with plants and a small pond, and path leading to the front door. To the rear is a wooden decked garden area.

GENERAL REMARKS

TENURE

We understand the property is Leasehold with an unexpired term of 800 years from 29 September 1897 and ground rent of £** 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

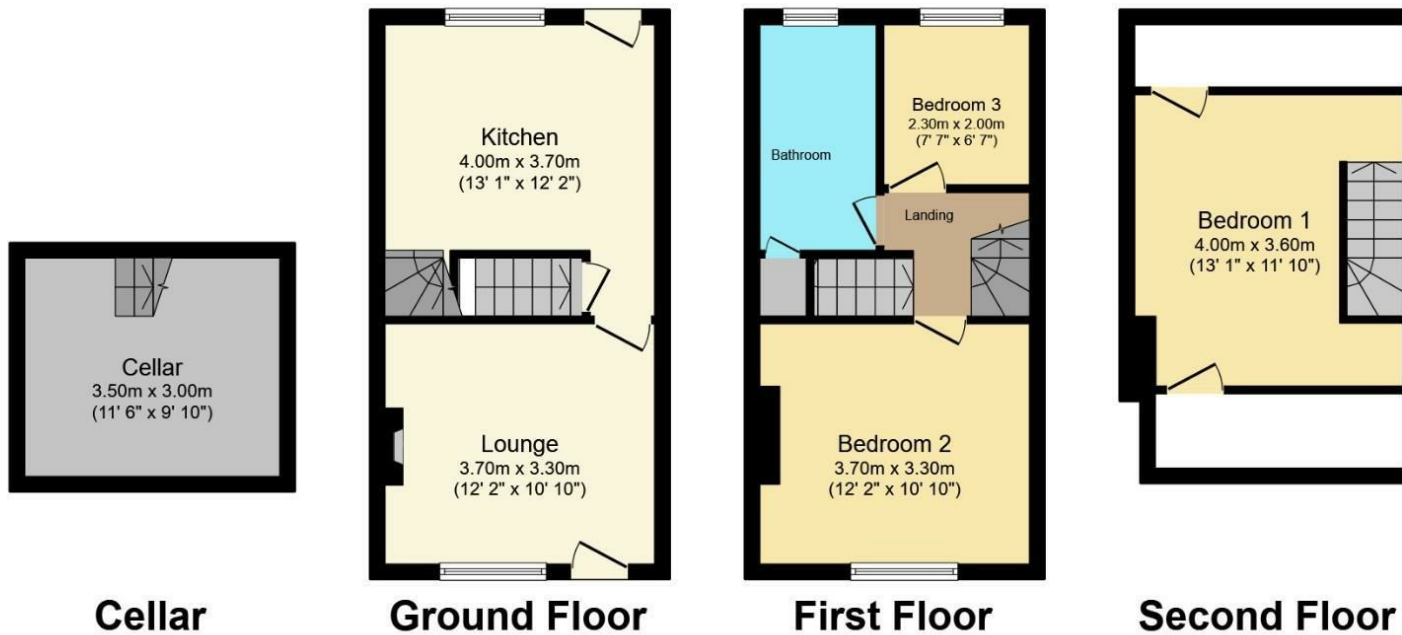
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

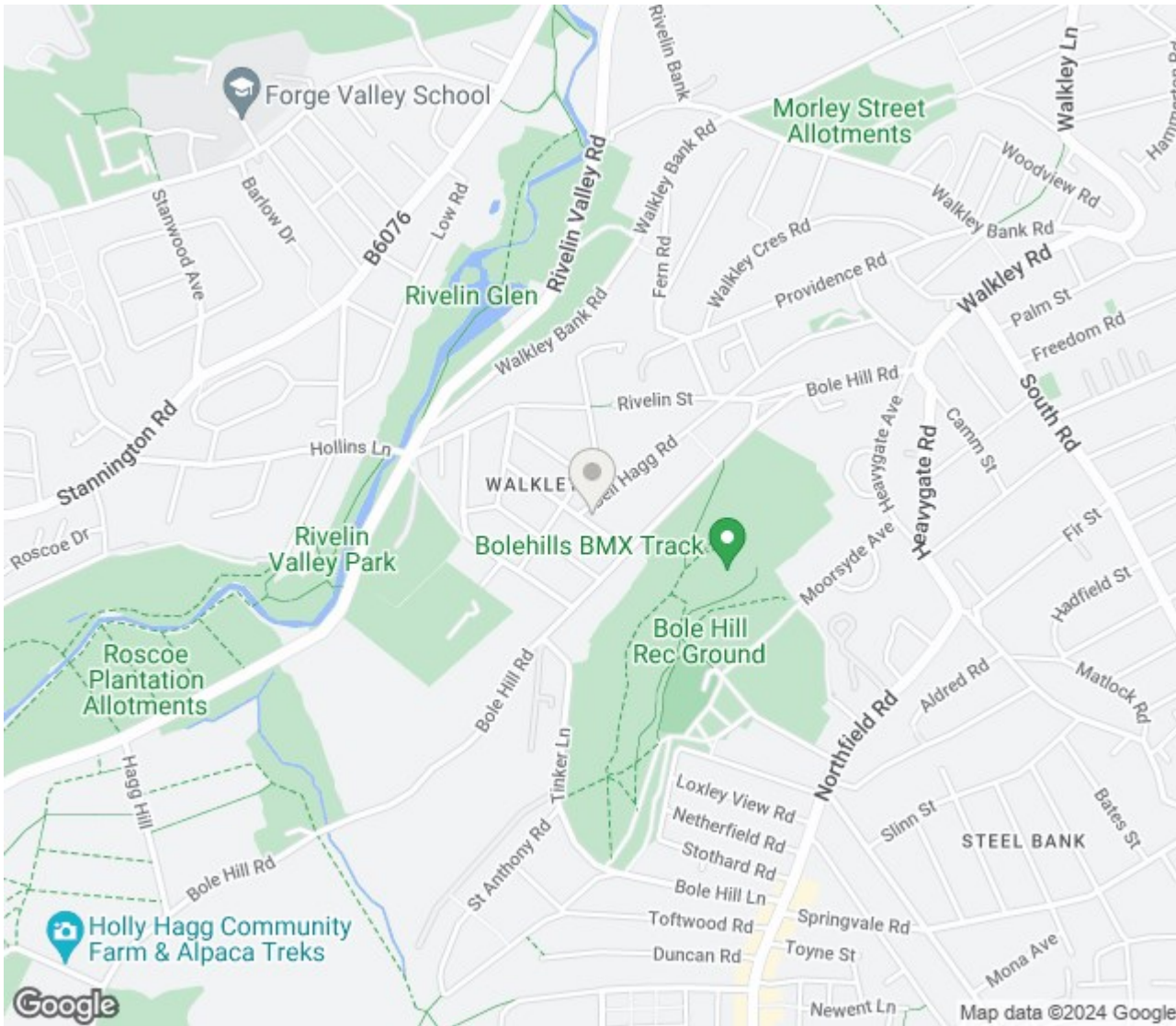




Total floor area 80.7 m² (869 sq.ft.) approx

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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ENERGY PERFORMANCE CERTIFICATE

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

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.

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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.