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292 Bole Hill Road, Sheffield, S6 5DF

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Guide Price £260,000

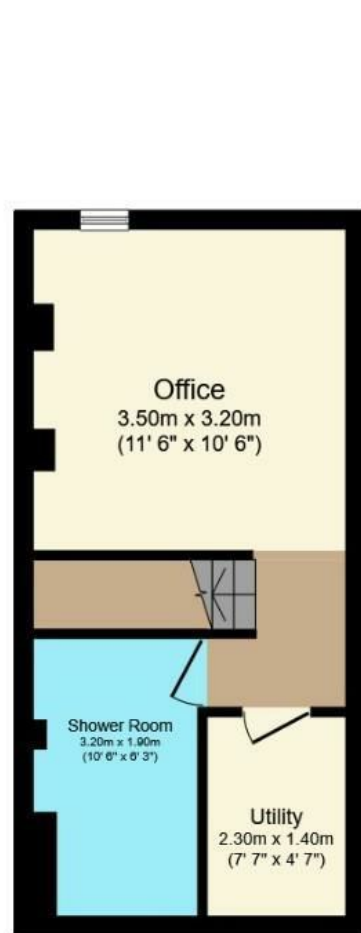
**** FULLY CONVERTED CELLAR WITH SHOWER ROOM **** OUSTANDING VIEWS **** Nestled on the charming Bole Hill Road in Sheffield, this delightful three-bedroom house offers an exceptional living experience across four well-appointed floors. Located in the highly sought-after area of Walkley, the property is perfectly positioned near the picturesque Rivelin Valley and the stunning countryside, while still being conveniently close to local amenities, Sheffield University, and central hospitals.

Upon entering the home, you are greeted by a welcoming living room featuring a lovely fire surround, creating a warm and inviting atmosphere. The dining kitchen, located at the rear, flows seamlessly into a bright conservatory, providing an ideal space for family gatherings or quiet evenings.

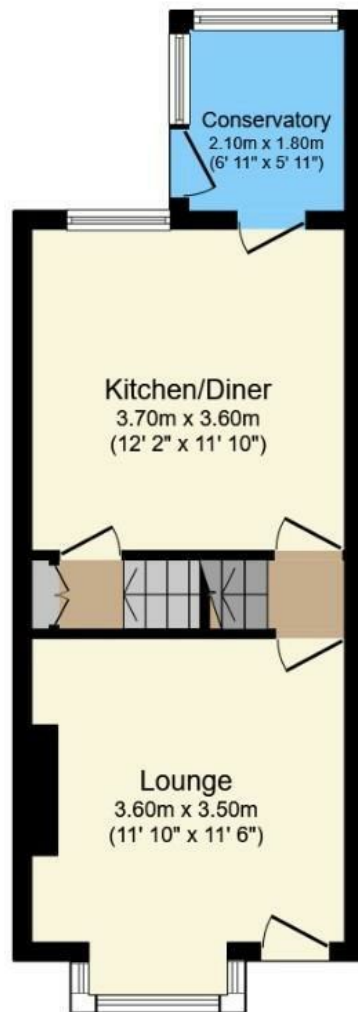
The basement level is a standout feature, offering a versatile home office study, a utility room, and a modern shower room, making it perfect for those who work from home or require additional living space. The first floor comprises a spacious master bedroom with ample storage, a comfortable rear bedroom, and a family bathroom, ensuring that all your needs are met. Ascending to the second floor, you will find a further double bedroom adorned with a Velux-style window, allowing natural light to flood the space.

Outside, the property boasts a charming cottage garden, complete with flower borders and breathtaking views, providing a serene retreat from the hustle and bustle of daily life. This home is a perfect blend of comfort, style, and practicality, making it an ideal choice for families or professionals seeking a peaceful yet connected lifestyle in Sheffield. Don't miss the opportunity to make this wonderful property your own.

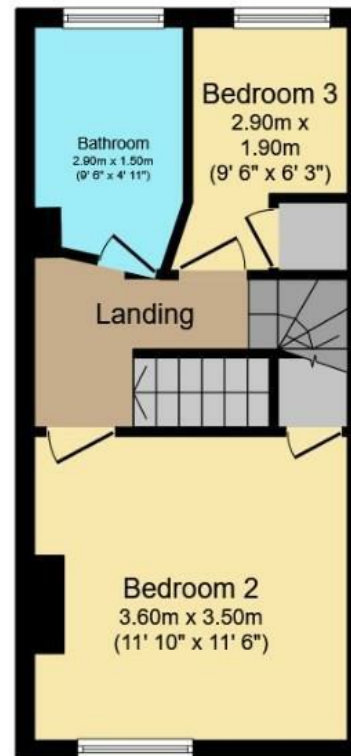
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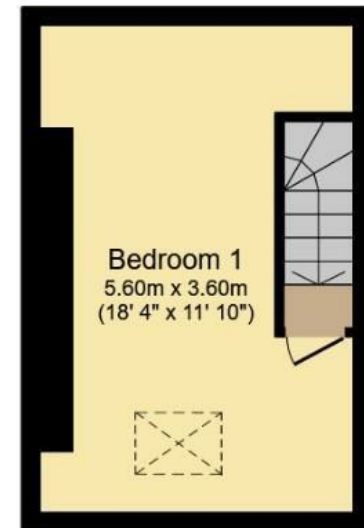
Basement



Ground Floor



First Floor



Second Floor

Total floor area 112.7 m² (1,214 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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GENERAL REMARKS

TENURE

This property is a Freehold.

RATING ASSESSMENT

The property is assessed for Council Tax purposes to Band B.

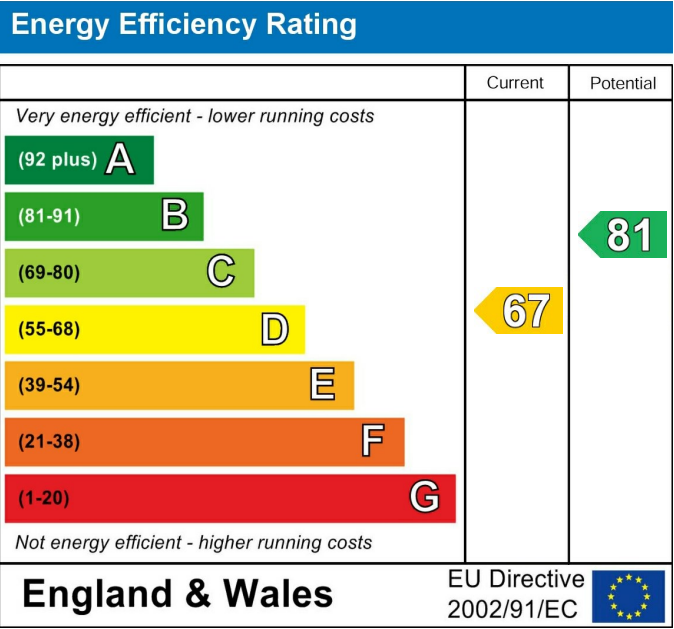
VACANT POSSESSION

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.





