



HUNTERS®

HERE TO GET *you* THERE

49 Blake Street, Walkley, Sheffield, S6 3JQ

49 Blake Street, Walkley, Sheffield, S6 3JQ

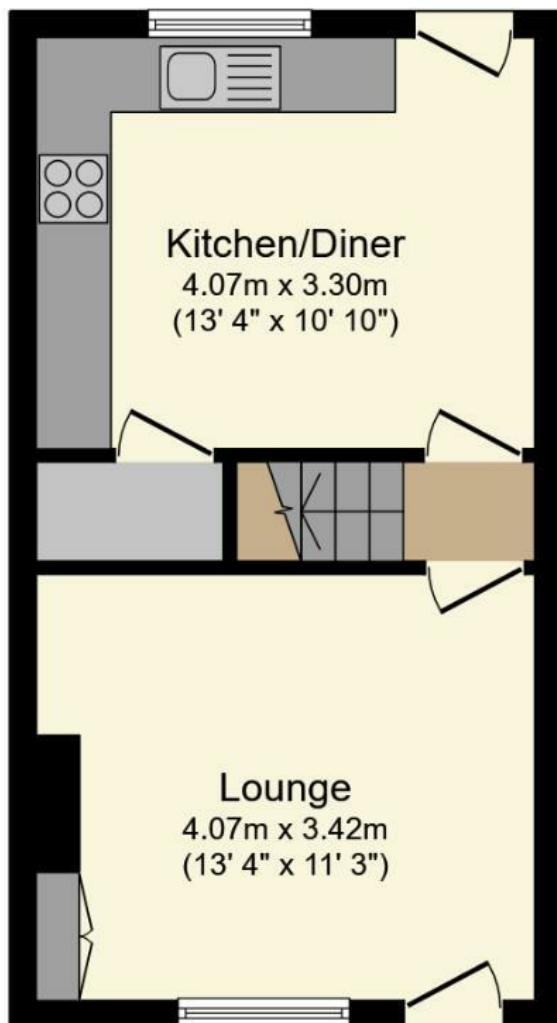
Asking Price £250,000

Nestled in the sought-after residential area of Walkley, this charming terraced house on Blake Street presents a wonderful opportunity for those seeking a modern and well-presented home. The property boasts a welcoming front-facing lounge, perfect for relaxation and entertaining guests. The heart of the home is the contemporary dining kitchen, which features a range of fitted wall and base cabinets, providing ample storage and workspace for culinary enthusiasts.

The first floor is home to a spacious master bedroom located at the front of the property, alongside a further double bedroom at the rear, ensuring comfort and privacy for all occupants. The modern bathroom, complete with a shower over the bath, adds to the convenience of this delightful home. Ascending to the second floor, you will find an additional occasional bedroom, enhanced by a Velux-style window that allows natural light to flood the space.

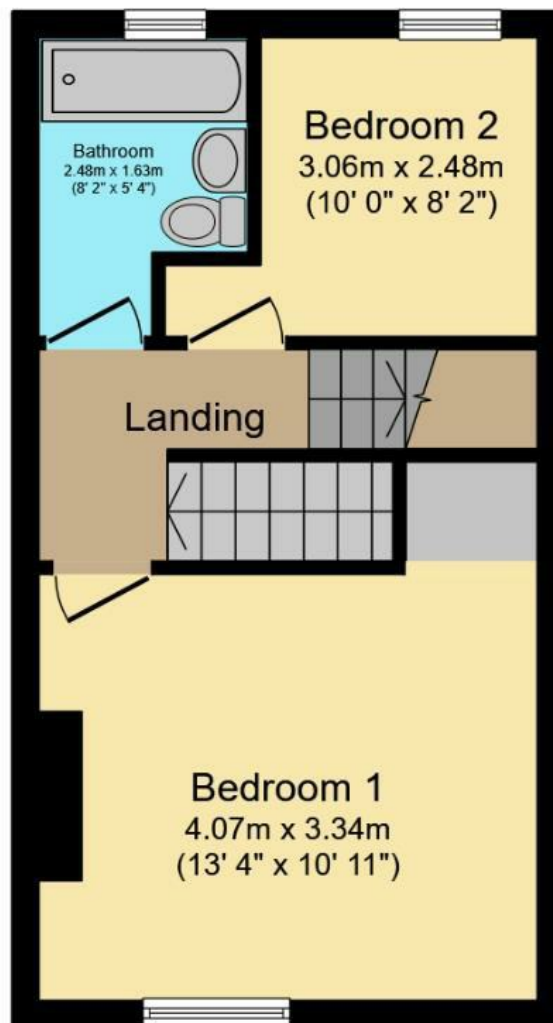
Outside, the property is complemented by a beautifully presented garden, featuring a charming seating area that invites you to enjoy the outdoors, whether for quiet contemplation or social gatherings. This home is not only a perfect fit for families but also for professionals seeking a peaceful yet vibrant community. With its modern amenities and attractive surroundings, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



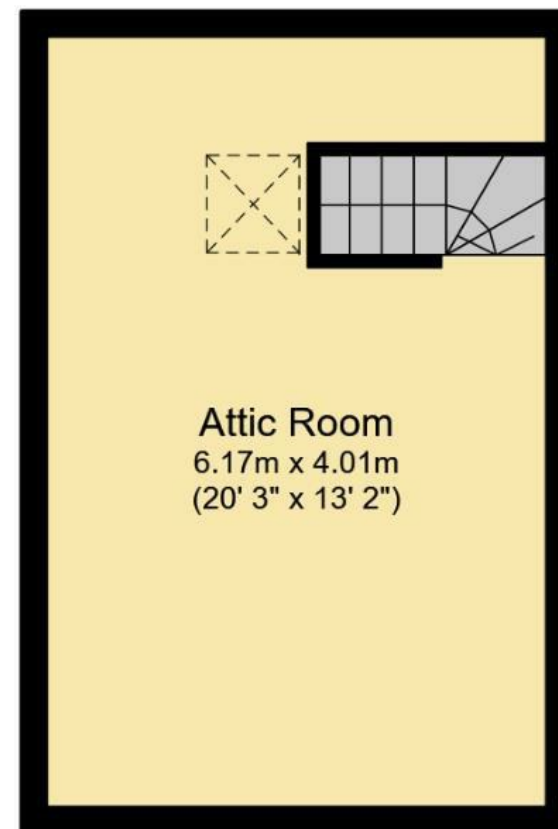
Ground Floor

Floor area 30.9 sq.m. (332 sq.ft.)



First Floor

Floor area 30.9 sq.m. (332 sq.ft.)



Second Floor

Floor area 24.7 sq.m. (266 sq.ft.)

Total floor area: 86.4 sq.m. (930 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 28 February 1885 and a ground rent charge 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

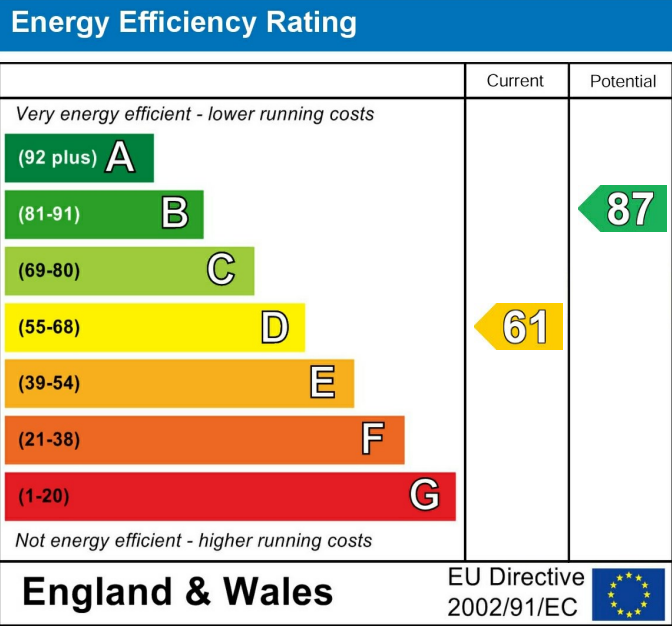
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

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.



