



HUNTERS[®]
HERE TO GET *you* THERE

499 Walkley Bank Road, Sheffield, S6 5AQ

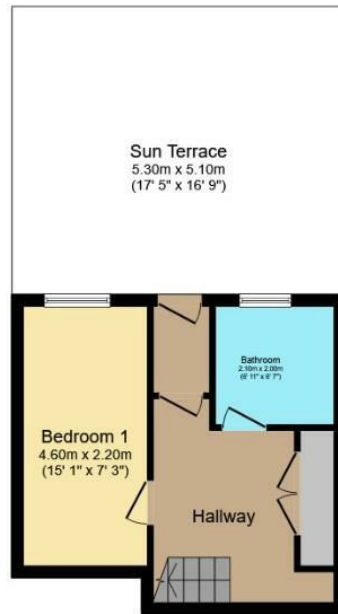
HUNTERS[®]
FOR SALE
0114 272 4260
Call or Text

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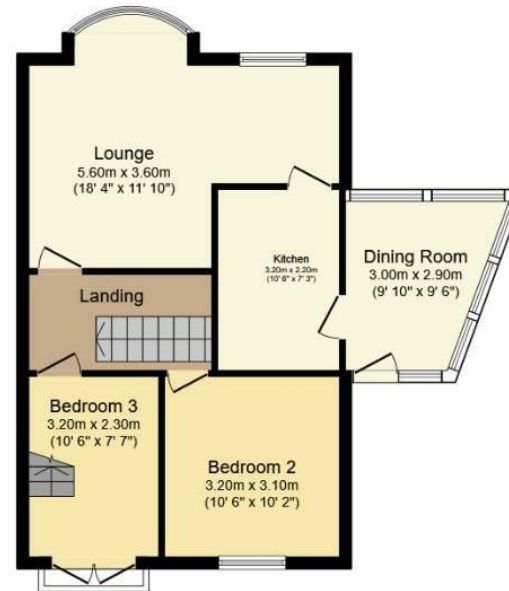
Asking Price £270,000

Hunters Hillsborough present a three bedroom semi detached home situated in a highly desirable area close to Rivelin Valley. Offering all the furniture for sale included in the price, along with off road parking, a garage and a brand new elevated decked area, viewing is highly recommended. Entry to the property via steps up the side of the house to the first floor. Into the sunroom used as the main dining room with access into the kitchen with a good range of wall and base units and freestanding appliances. The lounge/diner occupies the front of the house with a bay window offering views over the valley and oak wooden flooring. Through to the inner lobby with stairs down to the ground floor. Double bedroom overlooking the back garden and further good size bedroom with french doors out to the garden. The ground floor accommodates the master bedroom and the family bathroom with bath, shower over bath, W/C and sink basin. Entrance hallway and front door. Outside the property has a substantial side garden with a range of mature shrubs and plants. To the front of the ground floor is a supersized brand new decked area ideal for garden furniture to relax and enjoy the sunshine. The rear garden is a private space with a lawn and stone patio area. Garage for parking/storage and a private driveway.

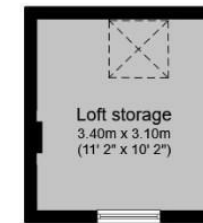
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

Total floor area 84.3 m² (907 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 Freehold

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



