



HUNTERS[®]
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35 Camm Street, Sheffield, S6 3TR

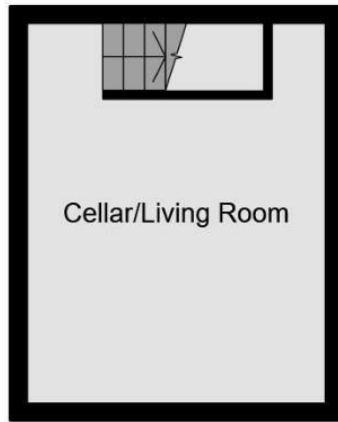
35 Camm Street, Sheffield, S6 3TR

Guide Price £230,000 - £240,000

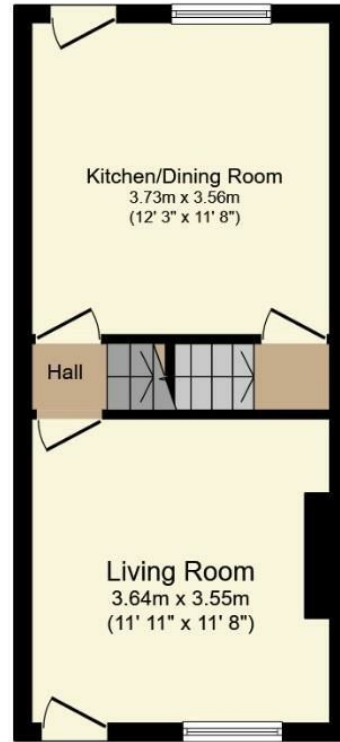
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Hunters Hillsborough are delighted to present a superb three bedroom mid terraced home with pleasant views situated in the highly convenient district of Walkley. Offering accommodation over three levels plus cellar access, viewing is highly recommended. Entry to the property via the back door into a modern kitchen diner with a fantastic range of wall and base units. Integrated appliances include a dishwasher, electric oven and gas hob with space for a freestanding washing machine. Access to the cellar head with space for a free standing fridge freezer. Through to the inner lobby with stairs rising to the first floor leading into a private relaxing lounge. High ceilings and double coving add to the charm of the lounge with a door leading out to the front of the property. The first floor offers a large front facing double bedroom with a built-in storage cupboard and extensive views over the valley. Bedroom two is a good size, ideal as a bedroom, office or a nursery. Modern family shower room with quality floor to ceiling tiles, walk in shower with a rainfall and hand held shower, W/C and sink basin. Stairs rise to bedroom three with plenty of space for furniture and a Velux window. Outside the property has a delightful low maintenance rear garden with steps up to a sun soaked decked area, ideal for garden furniture and family BBQ's.

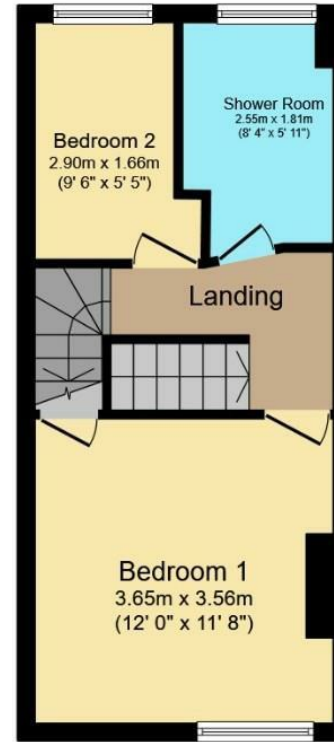
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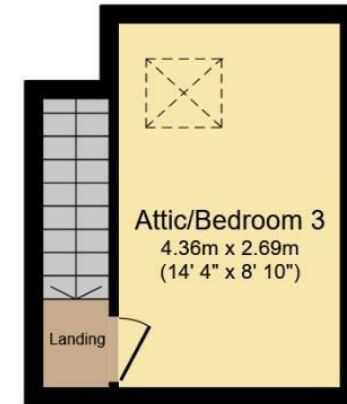
Cellar



Ground Floor



First Floor



Second Floor

Total floor area 90.5 m² (974 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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LOCAL AREA

Camm Street is ideally placed for the many local amenities Walkley has to offer including a wide range of local shops, pubs and the Asda supermarket. Public transport links into the the city, and good local schools. Access to many green spaces including the picturesque Rivelin Valley and Bole Hills recreational grounds.

GENERAL REMARKS

TENURE

This property is Leasehold with 669 years remaining, we understand this is an absent landlord

RATING ASSESSMENT

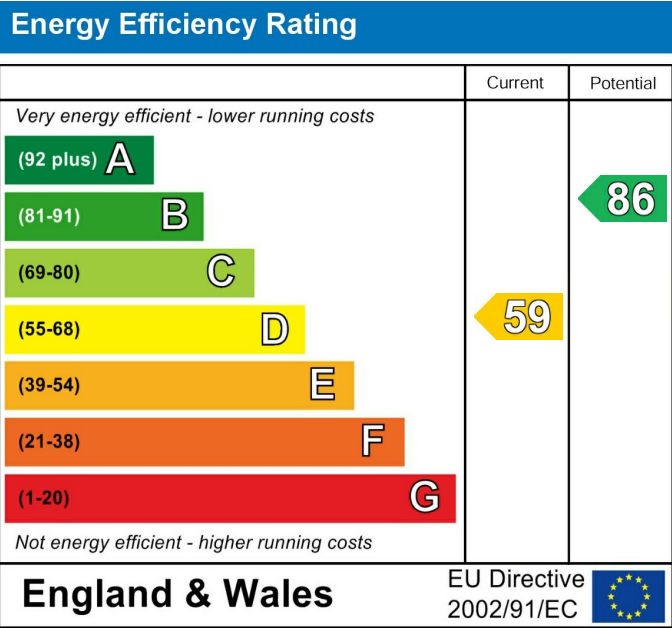
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.



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.







