



HUNTERS[®]
HERE TO GET *you* THERE

133 Whitehouse Lane, Sheffield, S6 2UY

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Asking Price £140,000

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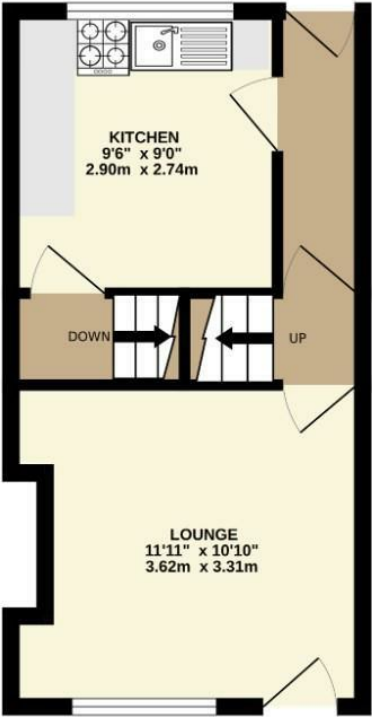
We are acting in the sale of the above property and have received an offer of £122,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

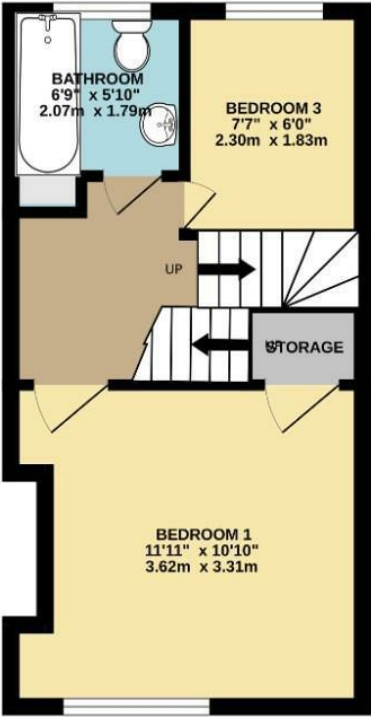
Hunters Hillsborough are delighted to present a three bedroom mid terraced home in the heart of Walkley, sold as seen and requiring a scheme of modernisation, don't miss the opportunity to own and upgrade to your own standards. Upon entering via the ground floor, you are greeted by a spacious front facing living room. There is a further door giving access to the inner lobby with stairs rising to the first floor. Through to the kitchen with a range of wall and base units and space for freestanding appliances. The first floor offers a double bedroom, a single bedroom and a family bathroom with a bath, shower over bath, W/C and sink basin. Stairs rise to the second floor with a spacious attic bedroom. This mid terraced house combines spacious living areas, modern conveniences, and a low maintenance courtyard to the rear, making it a perfect choice for those looking to settle in Walkley.

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

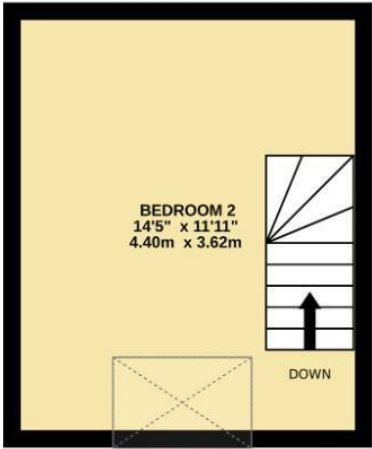
GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



2ND FLOOR
172 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

General Remarks

The property is Leasehold with a remaining years of 689 years.

RATING ASSESSMENT

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

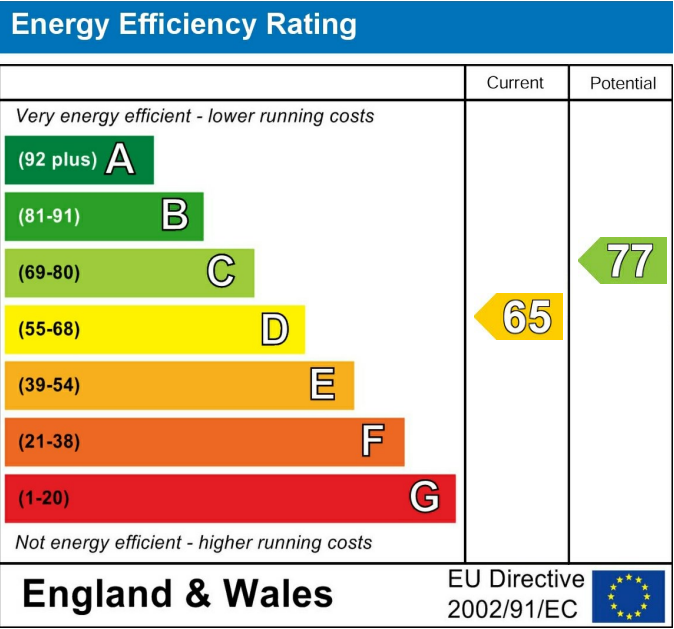
VACANT POSSESSION

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.

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.







