



HUNTERS[®]

HERE TO GET *you* THERE

69 Fulton Road, Walkley, S6

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Offers Over £100,000

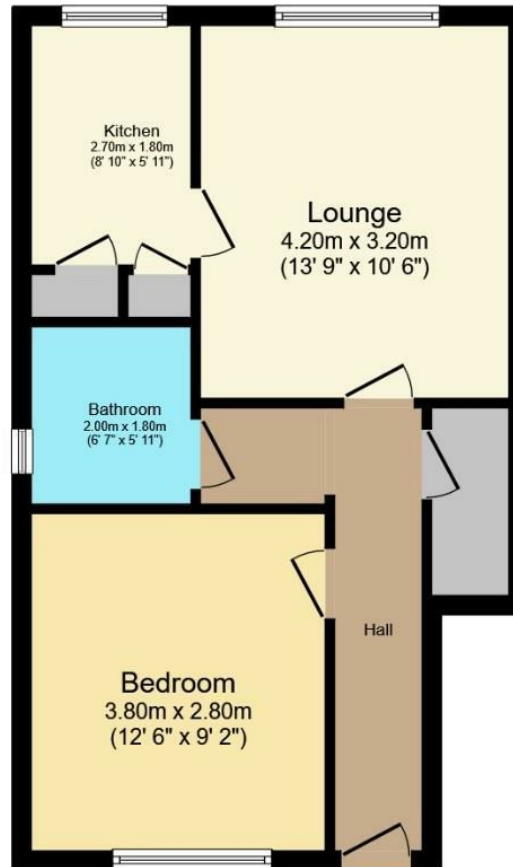
Hunters Hillsborough are delighted to market a one bedroom ground floor flat on Fulton Road in the charming area of Walkley, presenting an excellent opportunity for first-time buyers or savvy investors. With its private entrance and convenient parking for one vehicle at the rear, this property offers both comfort and accessibility.

Upon entering, you are greeted by a welcoming hallway that features a generous storage cupboard, perfect for keeping your living space tidy. The bright and spacious lounge is a standout feature, providing an inviting atmosphere for relaxation or entertaining guests. The flat comes fully furnished, including essential white goods, making it an ideal choice for those looking to move in with ease.

The property boasts a well-appointed bedroom and a modern bathroom, ensuring all your needs are met in this compact yet functional living space. The communal areas are well-maintained, adding to the overall appeal of the flat.

Location is key, and this property does not disappoint. A short stroll will take you to a variety of local shops, pubs, cafes, and restaurants, offering a vibrant community feel. Additionally, the city centre, central hospitals, and Sheffield University are all within walking distance, making this flat perfect for professionals and students alike.

In summary, this one-bedroom flat on Fulton Road is a rare find, combining convenience, comfort, and a prime location. Whether you are looking to invest or seeking your first home, this property is sure to impress.



Total floor area 47.1 sq.m. (507 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

GENERAL REMARKS

TENURE This property is Leasehold with 155 years remaining, peppercorn rent, the service charges are £1199 per annum.

RATING ASSESSMENT

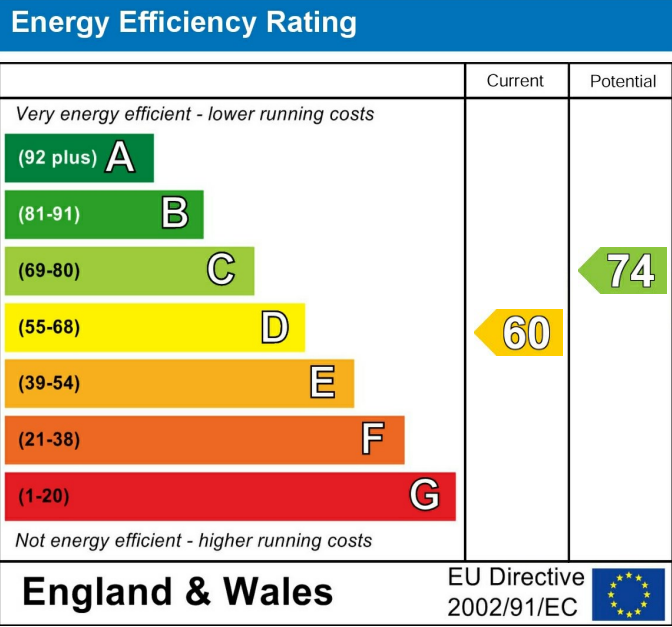
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

