



HUNTERS[®]
HERE TO GET *you* THERE

15 Blake Street, Walkley, Sheffield, S6 3JQ

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Asking Price £250,000

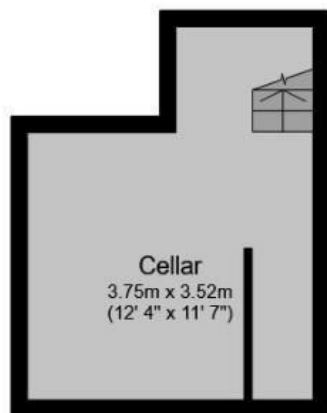
| FREEHOLD | GENEROUS GARDEN | Located on Blake Street in the sought after location of Walkley, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts three double bedrooms, making it ideal for families or those who desire extra space for guests or a home office. With accommodation over three floors, the home offers ample space for young families or couples alike.

Upon entering the hallway, to your left you are welcomed by a spacious reception room, with bay window that fills the room with natural light. To the rear, the second reception room provides a perfect setting for family meals or entertaining friends. Equipped with a gas fire place, this room creates a cosy living environment. To the rear, the well-appointed kitchen offers a range of wall and base units, and space for all appliances.

With no onward chain, this property allows for a smooth transition into your new home, making it an attractive option. Viewing is essential to appreciate the combination of space, light; The desirable location makes this terraced house a must-see.

Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property on Blake Street is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

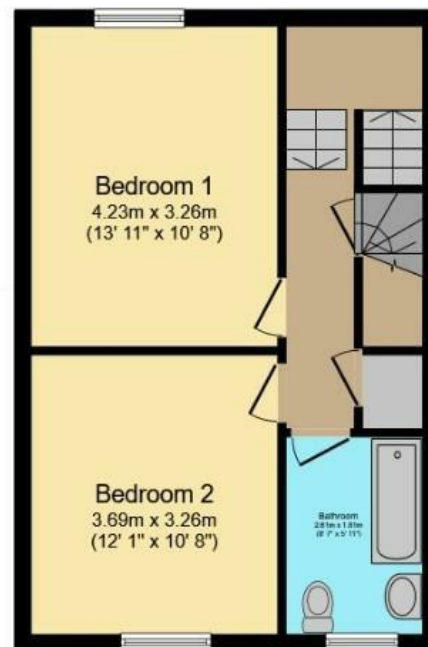
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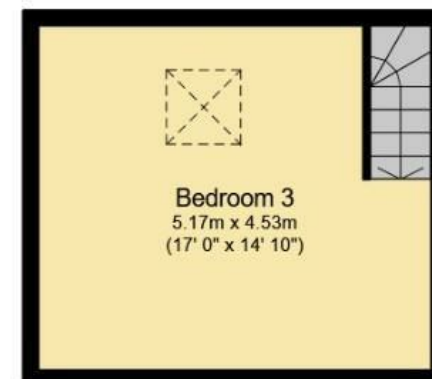
Cellar
Floor area 15.8 sq.m.
(170 sq.ft.)



Ground Floor
Floor area 53.1 sq.m. (572
sq.ft.)



First Floor
Floor area 41.5 sq.m. (446
sq.ft.)



Second Floor
Floor area 23.4 sq.m. (252
sq.ft.)

Total floor area: 133.9 sq.m. (1,441 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 Freehold.

RATING ASSESSMENT

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

VACANT POSSESSION

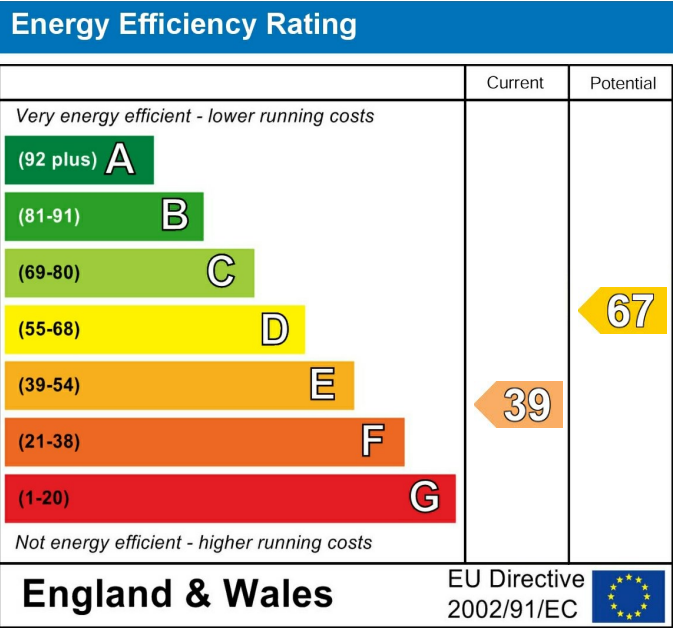
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.









