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9 Bole Hill Close, Walkley, Sheffield, S6 5ED

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Asking Price £150,000

Hunters Hillsborough are delighted to present an opportunity to purchase a two bedroom ground floor apartment situated on a tree-lined street in the charming area of Bole Hill Close, Walkley. The property boasts stunning views of the valley that Walkley is renowned for, and includes a parking space for one vehicle along with visitor parking spaces, a valuable asset in this desirable area.

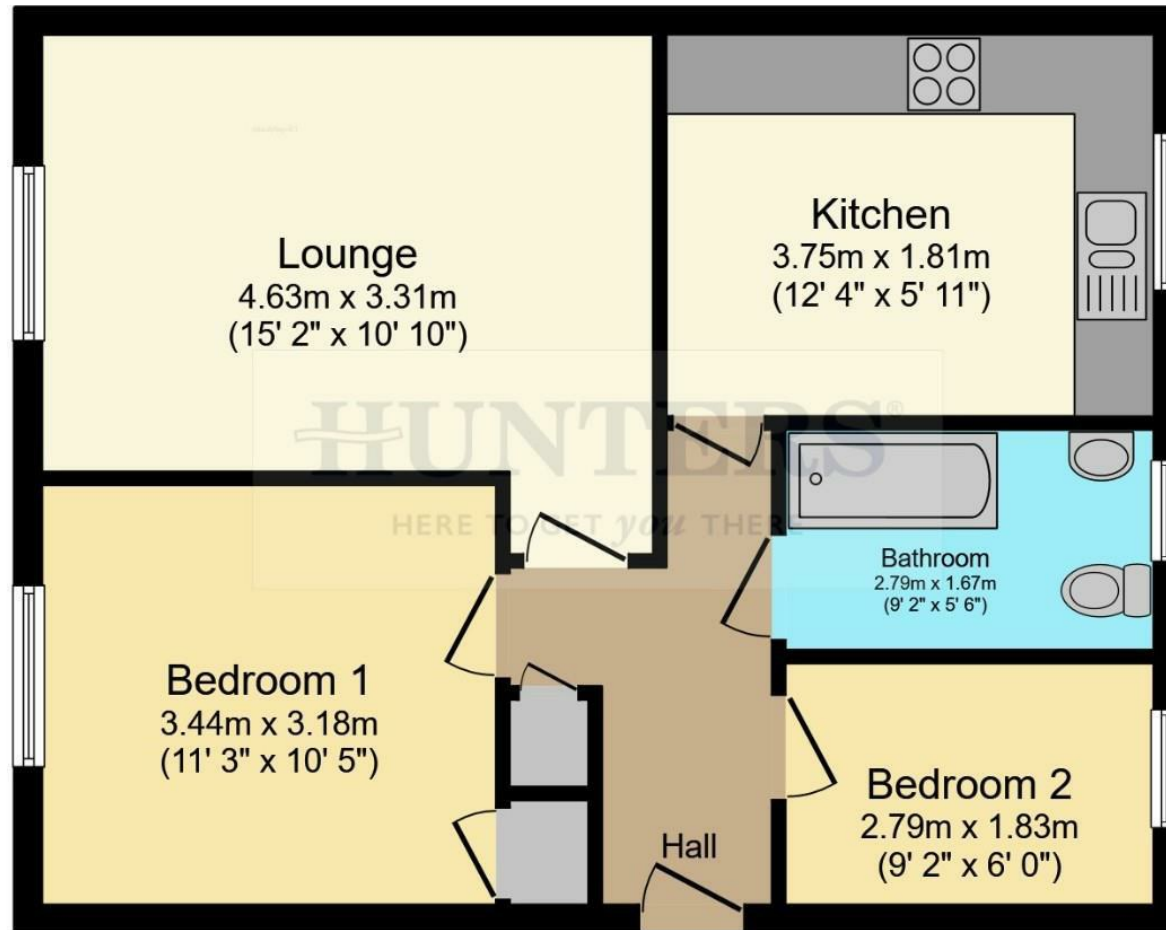
Entry via a secure intercom through the communal door. Upon entry to the apartment the entrance hallway has a built-in storage cupboard and access to all rooms. The fully fitted breakfast kitchen comes complete with a built in oven, fridge and a washing machine included in the sale. Some of the furniture is open for negotiation, perfect for first time buyers or those looking for a part furnished home. The relaxing lounge area is ideal for unwinding after a long day, offering a comfortable space to gather with family or simply enjoy a quiet evening in, those enviable views are enjoyed best from the lounge.

The apartment features a well-proportioned master bedroom, alongside a further good-sized bedroom, making it suitable for a variety of living arrangements. The family bathroom has floor to ceiling tiling with a bath, shower over bath, W/C and sink basin.

The well kept grounds add to the attraction of this development with the current owners choosing to tend to the area in front of the apartment.

This property is an excellent opportunity for those seeking a comfortable and stylish home in Walkley, combining modern living with the charm of its surroundings. Don't miss the chance to make this lovely apartment your new home.

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Total floor area 55.5 m² (597 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). Powered by propertybox.io

General Remarks

The property is Leasehold with 99 years remaining. The service charge includes the ground rent charged at £1,224.00 per annum.

RATING ASSESSMENT

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

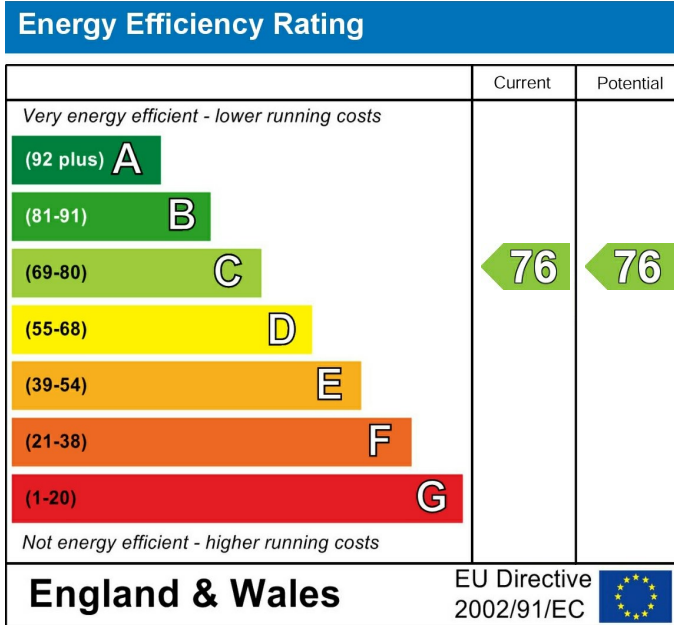
VACANT POSSESSION

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.









BOLE HILL CLOSE

6

PRIVATE ROAD

