



Energy  
Efficient  
Property

130

128

HUNTERS  
FOR SALE

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

128 Bell Hagg Road, Walkley, Sheffield, S6 5DB

128 Bell Hagg Road, Walkley, Sheffield, S6 5DB

Asking Price £175,000

| NO ONWARD CHAIN | PRIVATE GARDEN | This well-positioned, two-bedroom home in the sought after location of Walkley is the perfect first step on the property ladder for first time buyers or investors alike. Offering fantastic potential to create a modern and stylish home, this property is waiting for someone to make their mark!

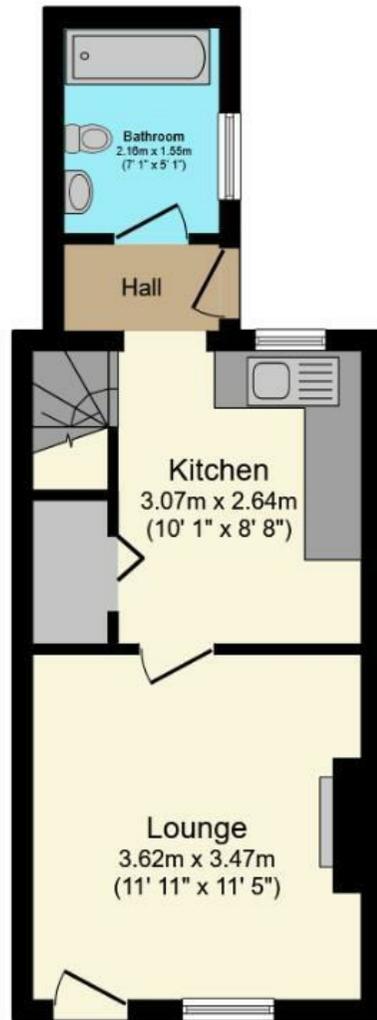
The front door opens the lounge, equipped with a useful feature fireplace. Through into the well-maintained dining kitchen, fitted with a range of wall and base units, integrated oven and hob, and space for further appliances. To the rear of the property, a family bathroom featuring a three-piece white suite including a bath with shower over, sink basin and W/C.

To the second floor, there is a generously sized front-facing double bedroom, allowing for a comfortable and bright retreat. A further double bedroom to the rear, benefitting from a full-length storage cupboard, housing the combination boiler. This thoughtful layout ensures ample space for rest and personalisation and offering the flexibility of creating a home office.

Outside, the private enclosed courtyard features a paved patio area, ideal for outdoor dining or relaxing. Providing a pleasant entrance and stunning views to the North of Sheffield, the spot is ideal for entertaining guests.

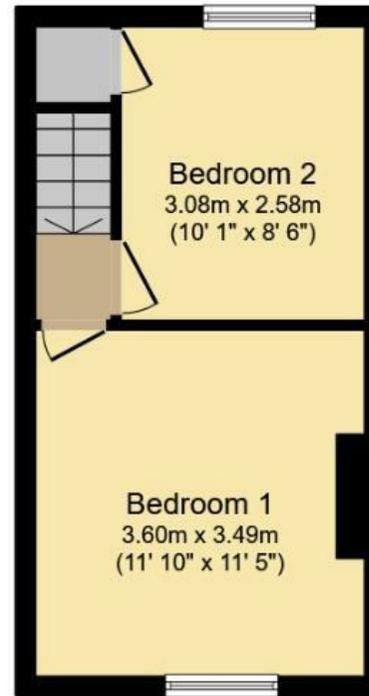
With its prime location within walking distance of Rivelin Valley, this home is perfectly positioned to enjoy its local amenities and the vibrant community that Walkley has to offer. With the potential to make this house a home, Bell Hagg Road is a place to create lasting memories. Don't miss the chance to make it your own!

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com



### Ground Floor

Floor area 29.1 sq.m. (314 sq.ft.)



### First Floor

Floor area 23.6 sq.m. (254 sq.ft.)

**Total floor area: 52.7 sq.m. (567 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](http://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.

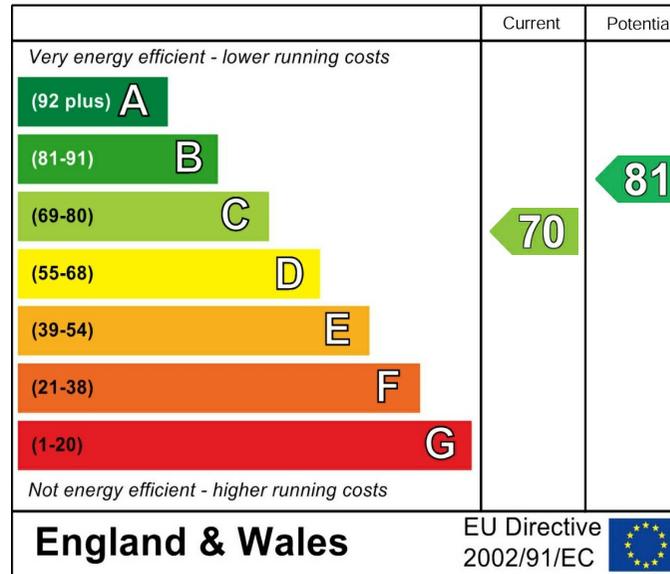
### MORTGAGE FACILITIES

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**

### 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.

## Energy Efficiency Rating



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.









