



HUNTERS[®]

HERE TO GET *you* THERE

16 Bowness Road, Walkley, S6

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Asking Price £230,000

Hunters Hillsborough are delighted to present a charming mid-terrace home offering a delightful blend of modern living and comfort, situated on the popular Bowness Road in the heart of Walkley. Occupying accommodation over the passage, the property features three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and spacious lounge, adorned with contemporary decor that creates a warm and inviting atmosphere. The heart of the home is undoubtedly the sleek kitchen diner, which boasts stylish herringbone flooring and is equipped with an integrated electric oven, gas hob, built-in fridge freezer, and space for a free-standing washing machine. This area is perfect for both casual dining and entertaining guests. Access to the cellar and a door out to the sun soaked rear garden.

The first floor landing features a charming book nook, providing a serene spot for reading or relaxation. Here, you will find two well-proportioned double bedrooms, alongside a beautifully designed bathroom. The bathroom is fully tiled from floor to ceiling and includes both a rainfall shower and a handheld shower, ensuring a luxurious bathing experience.

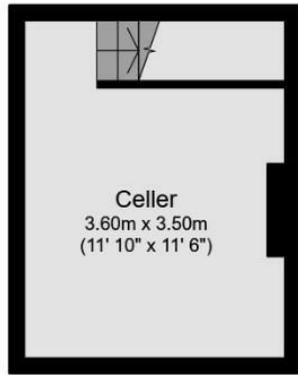
The attic bedroom offers superb views through its dormer window, adding a unique touch to this lovely home.

Outside, the low-maintenance rear garden provides a peaceful retreat, perfect for enjoying the outdoors without the hassle of extensive upkeep.

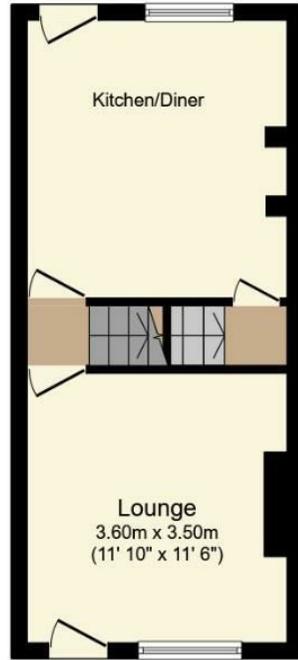
Situated in a quiet and tranquil setting, this property enjoys easy access to the vibrant communities of Walkley, Crookes, and Hillsborough. Residents will benefit from excellent schools, regular public transport links, and a variety of local amenities. Additionally, the nearby Loxley and Rivelin valley offer stunning country walks, making this home a perfect choice for those who appreciate both convenience and nature.

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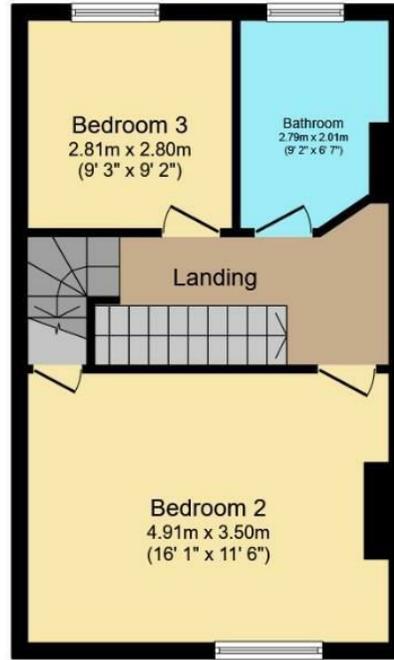
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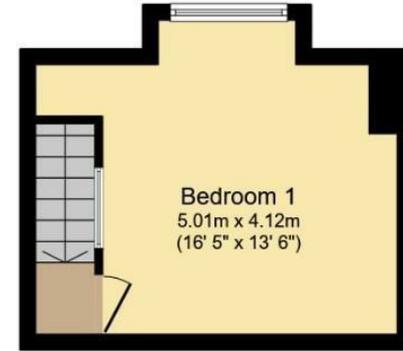
Cellar



Ground Floor



First Floor



Second Floor

Total floor area 103.9 sq.m. (1,118 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

TENURE

This property is Leasehold with 673 years remaining at a cost of £4 per annum.

RATING ASSESSMENT

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

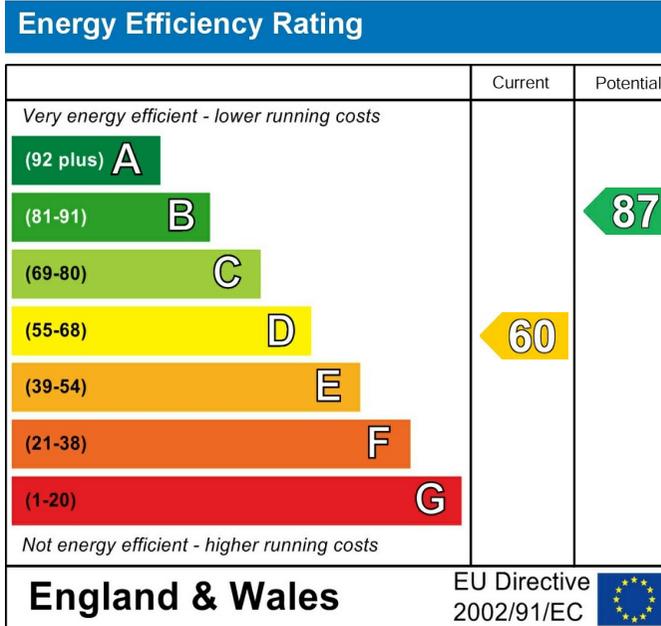
VACANT POSSESSION

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.







