
HUNTERS®
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551 Walkley Bank Road, Sheffield, S6 5AQ

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Offers In Excess Of £270,000

Hunters Hillsborough are delighted to present a three bedroomed semi-detached house offering a delightful blend of comfort and convenience, nestled in the charming area of Rivelin, on Walkley Bank Road. With three spacious bedrooms and a well-appointed bathroom, this property is perfect for families or those seeking extra space.

Upon entering through the side door, you are welcomed into a fully fitted kitchen, complete with an integrated eye-level electric oven and ample space for all your essential appliances. The open-plan lounge diner is a standout feature, boasting elevated views that fill the room with natural light. This bright and airy space is ideal for family gatherings, with French doors leading out to the rear garden, seamlessly connecting indoor and outdoor living.

An inner lobby provides access to the first floor, where you will find a unique feature: French doors leading to a charming Juliette balcony, perfect for enjoying the fresh air. The master bedroom offers a lovely view over the valley, while the two additional bedrooms are generously sized, providing plenty of room for family or guests.

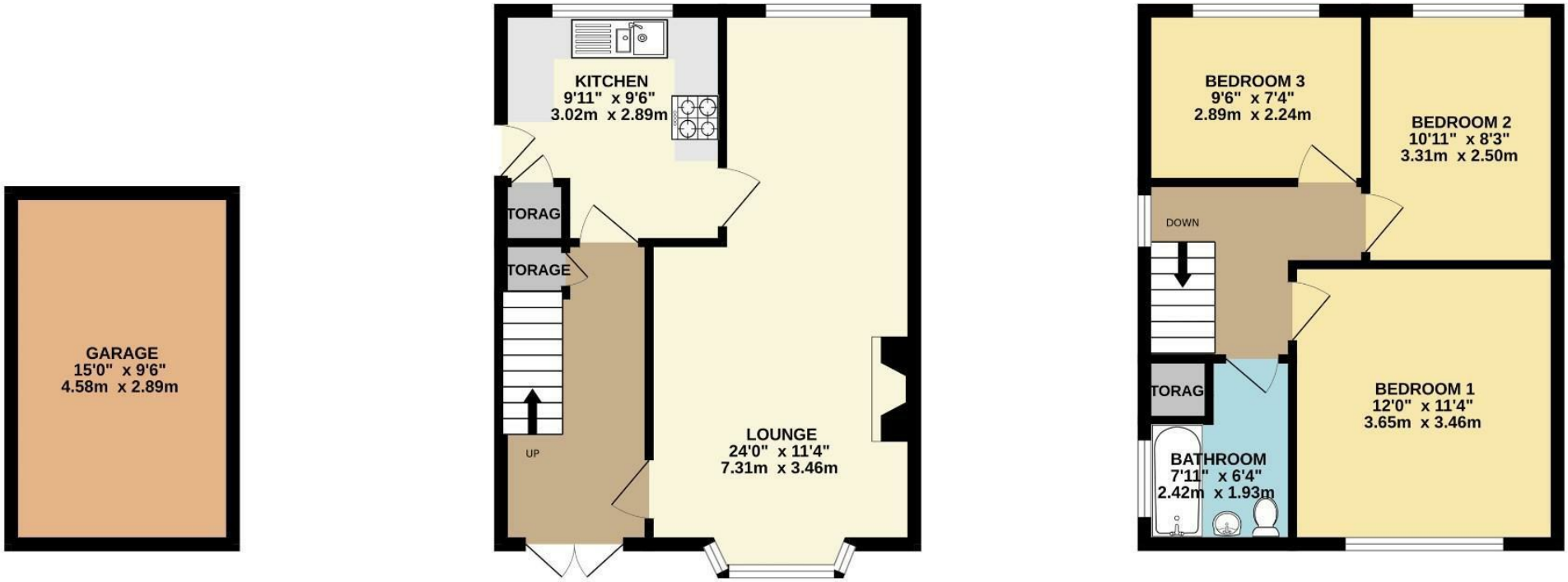
The property is further enhanced by a tiered front garden, which features a delightful patio area that overlooks a tranquil green space filled with trees. To the rear, you will find a valuable parking space and a detached garage, making this home not only aesthetically pleasing but also practical.

This chain free property is situated in a superb location, you will have the Rivelin Valley Nature Reserve right on your doorstep, along with easy access to the green spaces of Bolehills at Walkley. The amenities of Malin Bridge and Hillsborough are also within reach, ensuring that you have everything you need close by. This property truly represents a wonderful opportunity to enjoy a peaceful lifestyle in a vibrant community.

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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

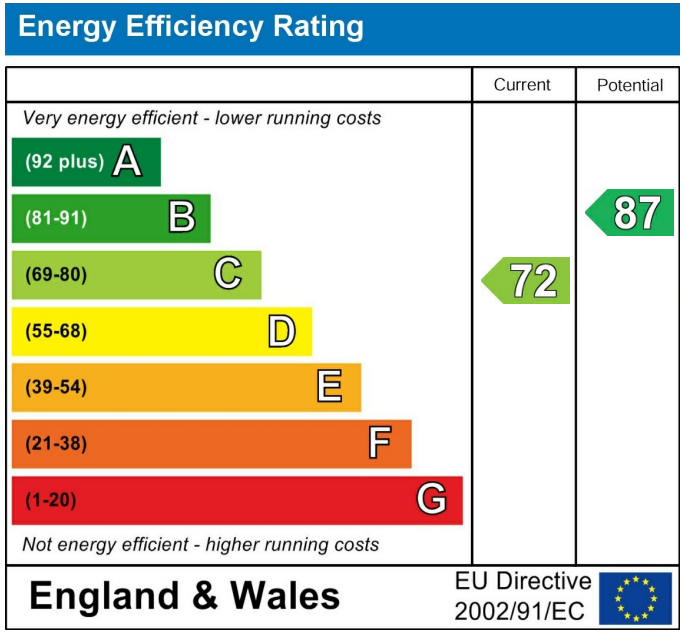


TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Remarks
The property is Freehold
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 requiremen

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.




















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