



HUNTERS[®]
HERE TO GET *you* THERE

106 Walkley Crescent Road, Walkley, Sheffield, S6 5BB

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Offers Over £200,000

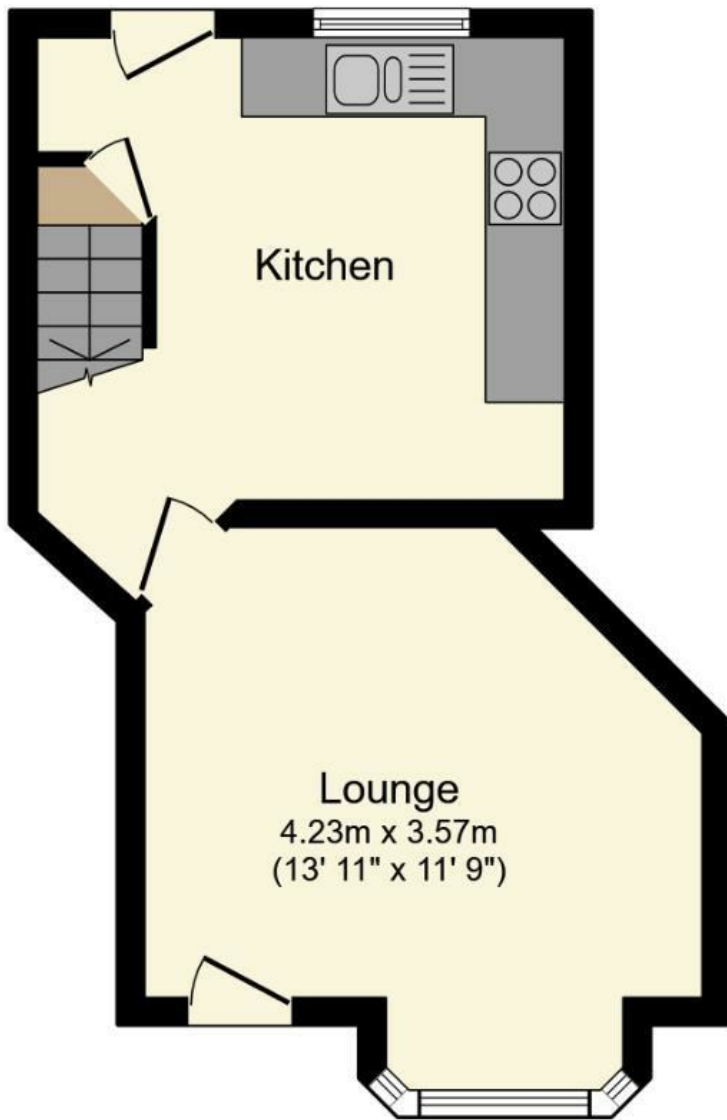
| TWO DOUBLE BEDROOMS | SUPERB LOCATION | Nestled in the desirable area of Walkley Crescent Road, this delightful, two-bedroom house offers a great balance of style and comfort. Situated in a sought-after location, this home is conveniently close to the picturesque Rivelin Valley, offering residents the opportunity to enjoy scenic walks and the beauty of nature right on their doorstep. With its appealing features and prime location, this end terrace house is an excellent choice for anyone looking to settle in a vibrant community.

Upon entering, you are welcomed into a spacious lounge featuring a delightful bay window that allows natural light to flood the room, creating a warm and inviting atmosphere. The focal point of this space is the fireplace equipped with log burner, ideal for those chilly evenings, providing both warmth and character. Through to the rear, the property boasts a contemporary dining kitchen, thoughtfully designed with a range of storage units and space for appliances. This area is ideal for both cooking and entertaining guests, and is sure to meet the needs for all.

The first floor offer two bedrooms and a family bathroom. The modern bathroom comprises a three piece suite including bath with shower over, sink basin and W/C. The second bedroom to the rear makes the perfect space for a home office or nursery,

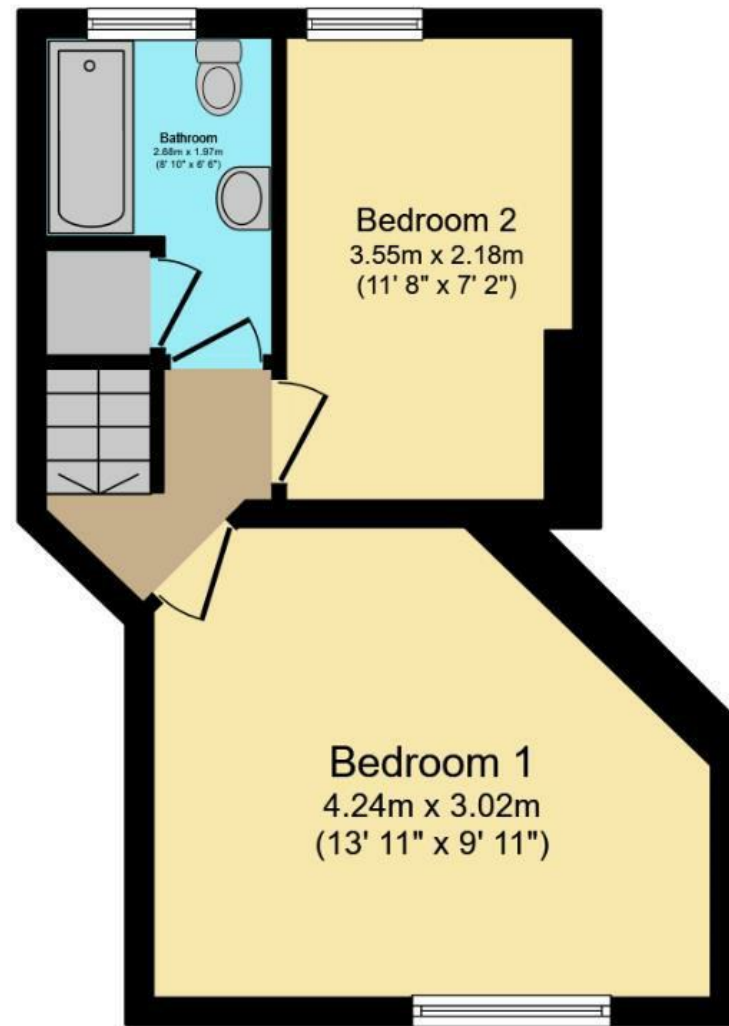
Step outside to discover a lovely rear garden, complete with a well-maintained lawn and a patio area, perfect for enjoying al fresco dining or simply relaxing in the sun. This outdoor space is an excellent addition for those who appreciate a bit of greenery and fresh air.

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Ground Floor

Floor area 30.0 sq.m. (323 sq.ft.)



First Floor

Floor area 28.8 sq.m. (310 sq.ft.)

Total floor area: 58.8 sq.m. (633 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

We understand the property is a Leasehold with a term of 800 years from 30th December 1926 and a ground rent of £10.00 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.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









