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15 Langsett Rise, Walkley, S6 2TY

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Guide Price £200,000 - £210,000

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Hunters Hillsboroug are delighted to present a perfectly positioned in the desirable area of Walkley, charming terraced house presenting an excellent opportunity for first-time buyers or savvy investors. The property boasts a bright and spacious layout, featuring one reception room and three well-proportioned bedrooms, along with furniture available to negotiate, this is an ideal family home.

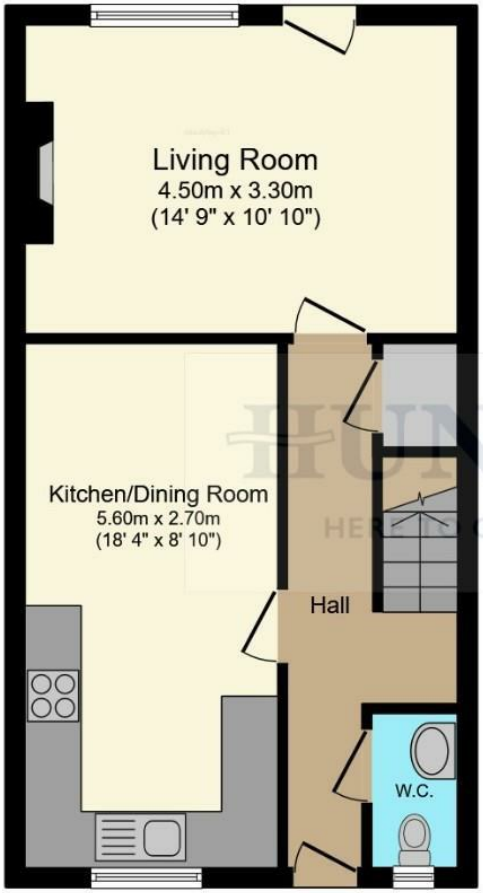
Upon entering, you will find a delightful kitchen diner, complete with a fully fitted kitchen and all appliances included in the sale, perfect for culinary enthusiasts. The rear of the property hosts a generous lounge that opens directly onto a private courtyard, providing a tranquil outdoor space for relaxation or entertaining. A convenient shed is also included, offering additional storage.

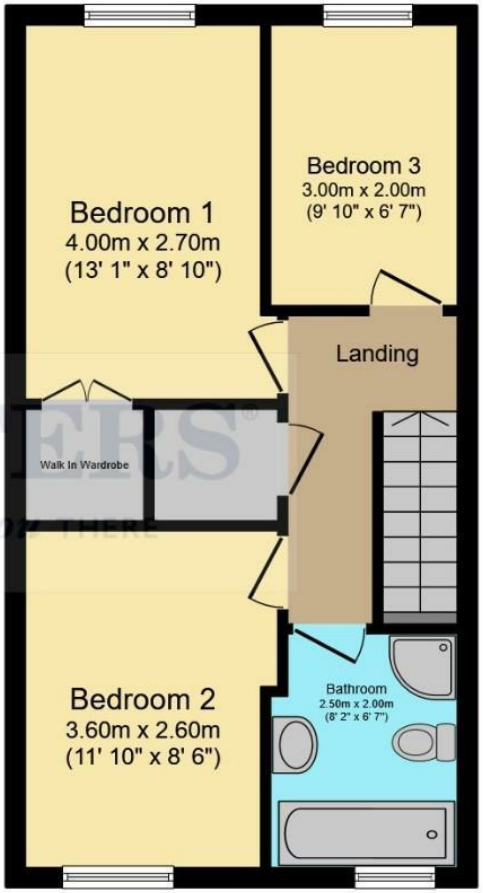
The master bedroom is particularly impressive, featuring an almost floor-to-ceiling window that floods the room with natural light and provides ample space for your furniture. The family bathroom is sleek and modern, equipped with a separate shower cubicle, W/C, bath, and sink basin, ensuring both style and functionality.

This property is offered for sale with no onward chain, allowing for a smooth and efficient purchase process. Additionally, it benefits from off-road parking for two vehicles, a rare find in this area. Langsett Rise is ideally situated with easy access to local shops, supermarkets, and schools in both Hillsborough and Walkley, making it a convenient choice for families and professionals alike.

Do not miss the chance to make this lovely house your new home.

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Ground Floor **First Floor**

Total floor area 83.1 m² (895 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

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.

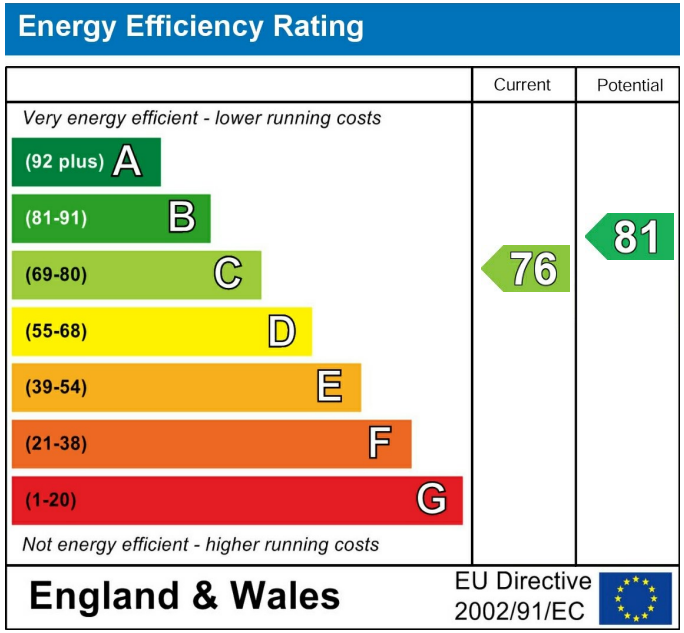
VACANT POSSESSION

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.

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.













