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HUNTERS[®]

HERE TO GET *you* THERE

48 Rivelin Street, Walkley, Sheffield, S6 5DL

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Guide Price £240,000 - £250,000

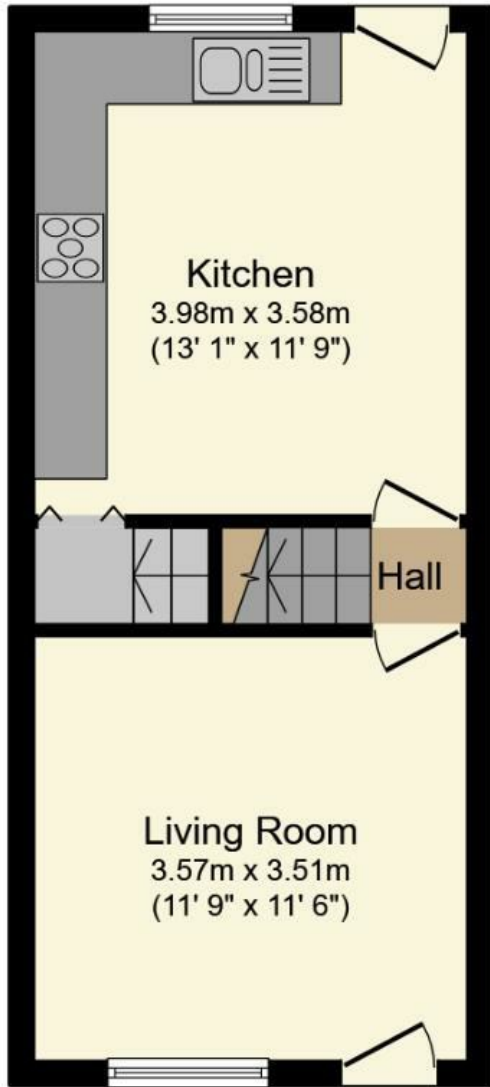
*** GUIDE PRICE £240,000 - £250,000 *** | NO CHAIN | THREE BEDROOMS | Situated on Rivelin Street, this delightful stone-fronted mid-terrace house presents a delightful opportunity to acquire a traditional terrace home in the heart of Walkley. The property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal home for families, professionals or those seeking extra space.

Upon entering, you are welcomed into a bright and airy living room, perfect for relaxation or entertaining guests. The heart of the home is the spacious dining kitchen, which features a range of units and ample space for appliances, providing a wonderful setting for family meals and gatherings. Access through to the rear garden

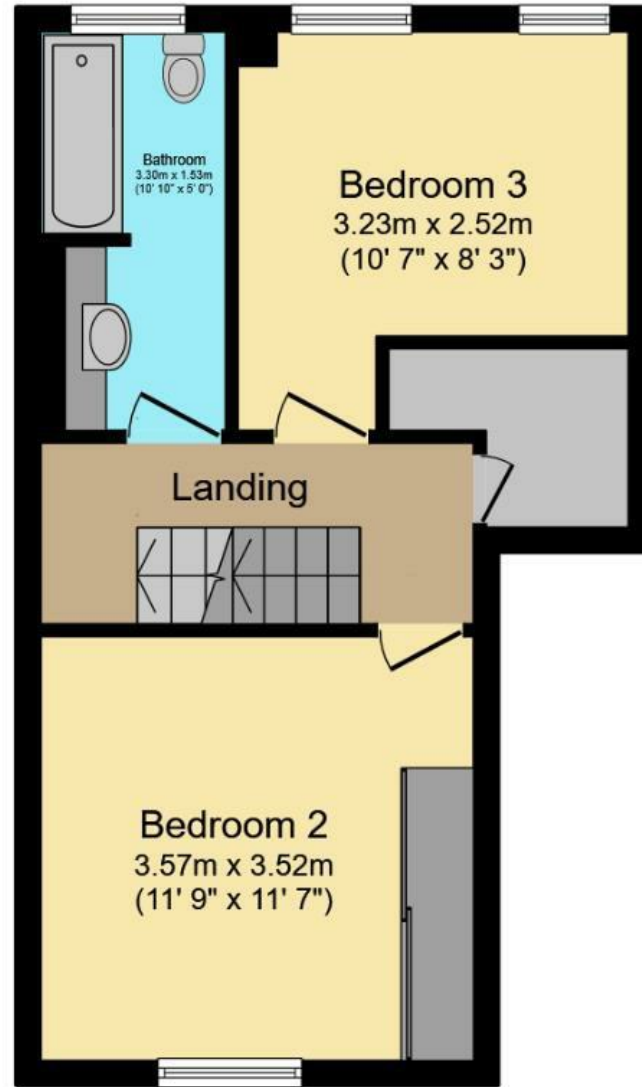
To the first floor, the property comprises two good size bedrooms and family bathroom. A front facing double bedroom equipped with built in wardrobes, and a further double room to the rear. The master bedroom is a true highlight, complete with an en suite shower room, ensuring privacy and convenience and catering to the needs of a busy household.

Situated on a no-through road, this home enjoys a peaceful environment while still being conveniently located near local amenities. The absence of onward chain adds to the appeal, allowing for a smooth transition into your new home. This property is a fantastic opportunity for those looking to settle in a vibrant community, with the charm of a period home and the practicality of modern living.

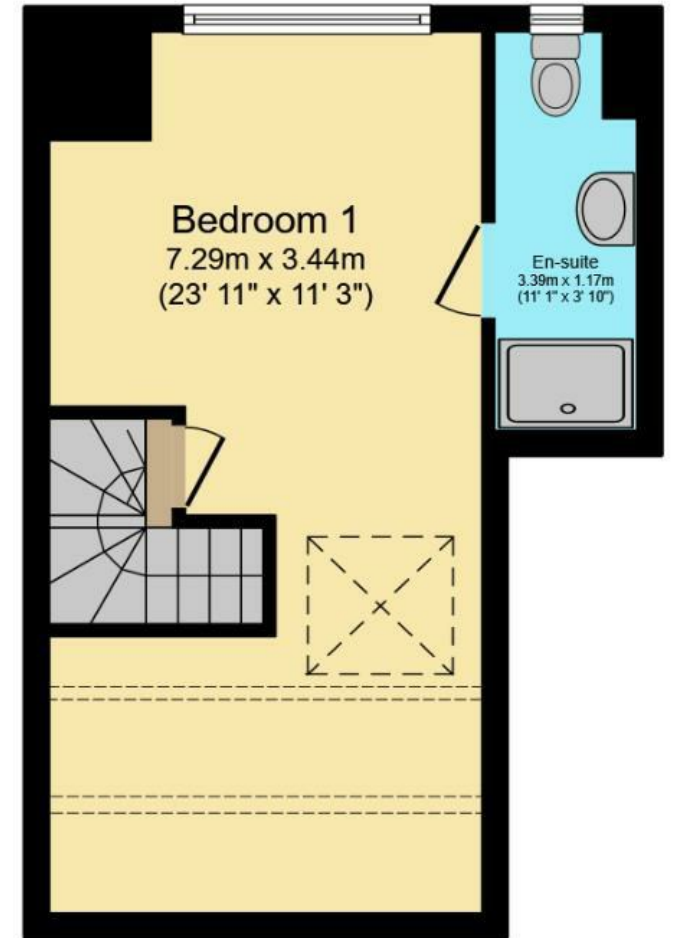
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Ground Floor



First Floor



Second Floor

Total floor area: 96.5 sq.m. (1,039 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 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.

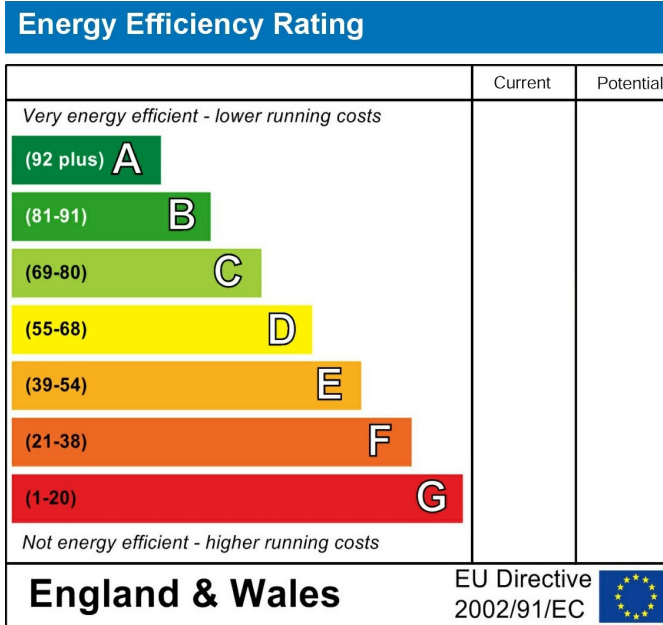
MORTGAGE FACILITIES

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 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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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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Sale by Auction