



**HUNTERS®**

HERE TO GET *you* THERE

100 Sydney Road, Walkley, S6

100 Sydney Road, Sheffield, S6 3GH

Guide Price £230,000 - £240,000

Hunters Hillsborough are delighted to present a three bedroomed mid-terrace house presenting an excellent opportunity for first-time buyers or savvy investors. This property, while requiring a scheme of modernisation, holds great potential to become a delightful family home or a profitable rental investment. With its prime location and spacious layout, it is a must-see for anyone looking to make their mark in the property market.

Nestled on Sydney Road in the sought-after district of Walkley, this charming property features a welcoming front-facing lounge that invites natural light, creating a warm and inviting atmosphere. This space flows seamlessly into a separate dining area, which boasts ample room for entertaining family and friends. A door from the dining room leads to a cellar, providing additional storage space. Adjacent to the dining area is the off-shot kitchen, equipped with a good range of wall and base units, a gas oven and hob, and space for a washing machine. Leading outside to the paved garden with bike storage.

Located on the first floor, a large master bedroom and a further good-sized bedroom are on offer for those seeking additional space. The tiled family bathroom includes a shower, W/C and sink basin. Steps lead to a spacious attic room, which could serve as a third bedroom or a versatile area for various uses.

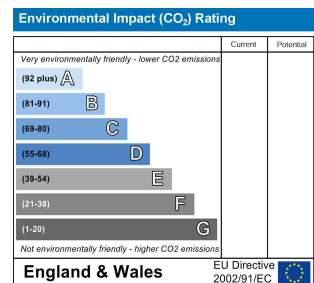
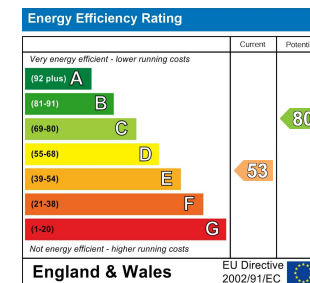
Walkley is one of Sheffield's most sought-after residential areas, known for its friendly community, independent cafés, traditional pubs, and local shops. Combining a vibrant neighbourhood atmosphere with excellent transport links to the city centre and nearby hospitals and universities, it offers the perfect balance of convenience and character. With easy access to beautiful green spaces, including the nearby Rivelin Valley and Peak District National Park, Walkley is an ideal location for professionals, families, and outdoor enthusiasts alike.

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Total floor area 124.0 m<sup>2</sup> (1,335 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**

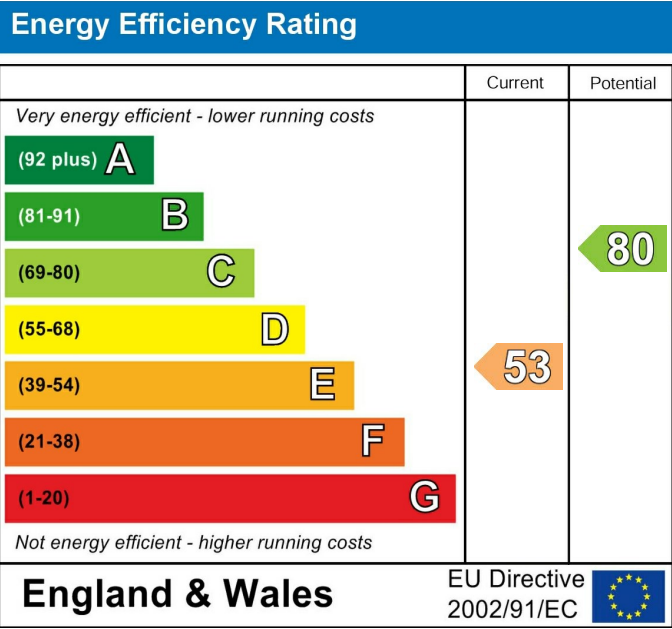
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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.









