



HUNTERS[®]
HERE TO GET *you* THERE

247a Walkley Road, Walkley, Sheffield, S6 2XN

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Guide Price £120,000

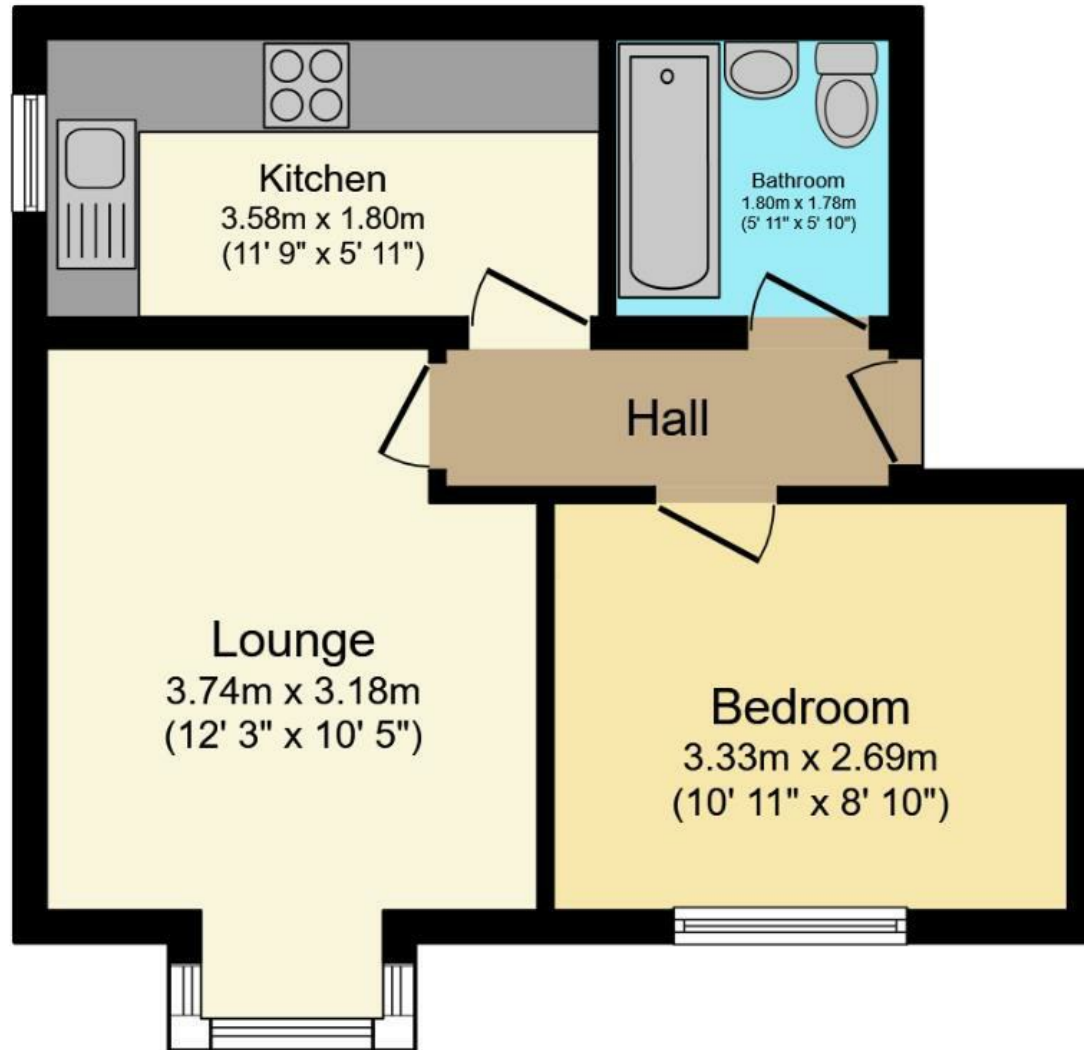
**** GUIDE PRICE £120,000 - £130,000 *** | SPACIOUS GARAGE | NO ONWARD CHAIN | Hunters Crookes are delighted to present this first-floor flat in the heart of Walkley, offering a perfect blend of comfort and convenience. With one spacious double bedroom, this purpose-built apartment is ideal for individuals or couples seeking a cosy retreat. The property features a well-appointed lounge to the front, providing a welcoming space for relaxation or entertaining guests.

One of the standout features of this flat is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. Additionally, the property includes a larger than average garage and access to communal parking, ensuring that off street parking is never a concern.

Situated on a well-connected bus route, residents will enjoy easy access to local amenities and the vibrant city centre of Sheffield. The surrounding area boasts a variety of shops, cafes, and parks, making it a wonderful place to call home.

This flat presents an excellent opportunity for first-time buyers or those looking to downsize, combining practicality with a desirable location. Do not miss the chance to view this charming property and envision your new life in Walkley.

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Floor Plan

Floor area 34.6 sq.m. (373 sq.ft.)

Total floor area: 34.6 sq.m. (373 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

This property is Commonhold.. There is a ground rent charge of £25.00 per annum but each property owner has an equal share of the Freehold. There is a service charge payable of £360.00 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

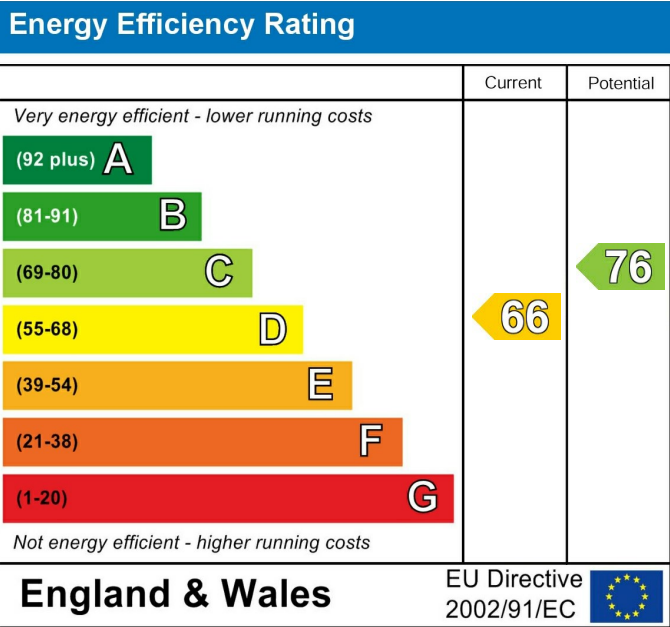
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.



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.







