

HUNTERS[®]

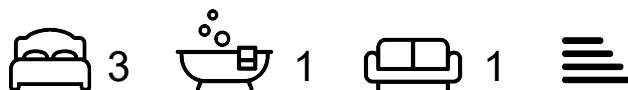
HERE TO GET *you* THERE



Whitehouse Lane

Sheffield, S6 2UY

Asking Price £155,000



Hunters Hillsborough are delighted to present a three bedroom end terraced home in the heart of Walkley.

Upon entering via the ground floor, you are greeted by a spacious front facing living room. There is a further door giving access to the dining room and stairs leading to the first floor landing. The kitchen has a range of wall and base units and a freestanding oven with extractor fan over. There is a door leading to the rear garden.

Upstairs there is a front facing double bedroom and a further single bedroom to the rear of the property. There is a family bathroom with a bath with shower enclosure and mixer shower. There is a further double bedroom on the second floor.

This semi-detached house combines spacious living areas, modern conveniences, and a low maintenance courtyard to the rear, making it a perfect choice for those looking to settle in Walkley.



General Remarks

TENURE

We understand the property is Freehold.

RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Council Tax 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

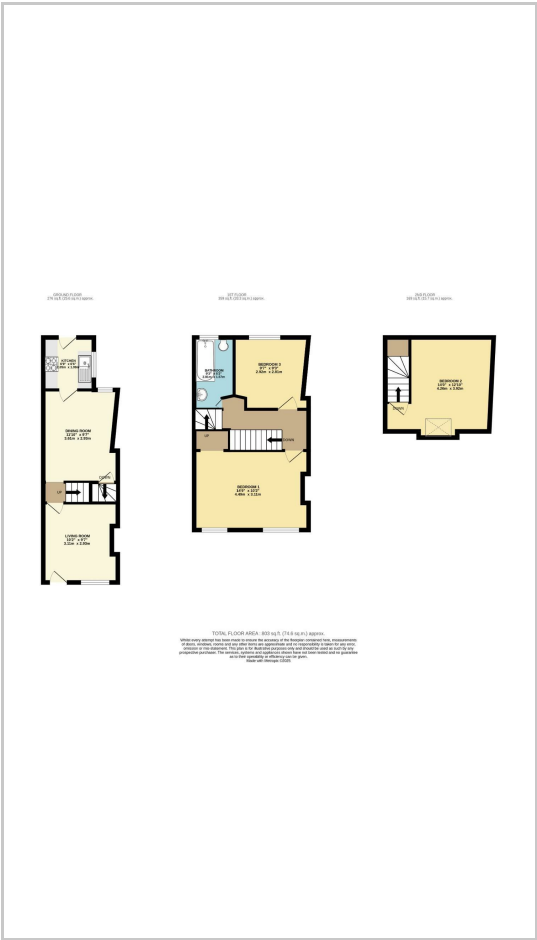
Anti-Money Laundering

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.

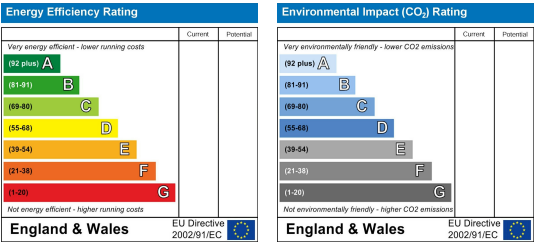
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.