

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rangeley Road

Walkley, Sheffield, S6 5DW

Asking Price £190,000



Hunters Hillsborough are delighted to present a two/three bedroomed detached home requiring a scheme of modernisation, offering bags of potential for the new purchaser. Situated in the highly popular area of Walkley, this unique property is set back from the road and offers high ceilings and good size rooms. Offered for sale with no onward chain, viewing is highly recommended. Entry via the rear door into an off shot kitchen, through to a spacious reception room used as a diner. Inner lobby with stairs rising to the first floor and access to a superb bay windowed lounge with an almost floor to ceiling window and feature fire surround with marble hearth. The first floor has two double bedrooms, one giving access to a wet room. Stairs rise to the attic with access to a handy storage room. Outside, the rear garden is accessed via the side of the house with a stone patio area, grass and a selection of mature shrubs.

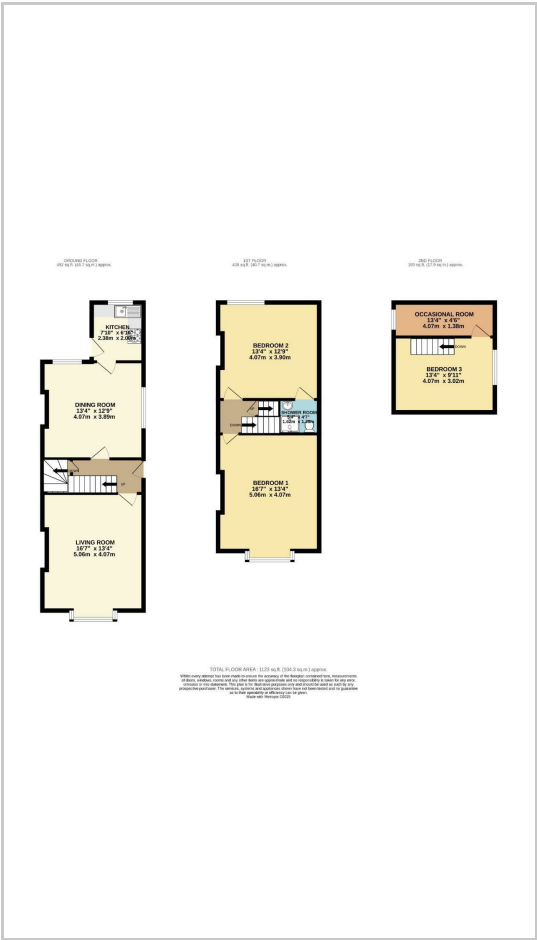


By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.