



HUNTERS®

HERE TO GET *you* THERE

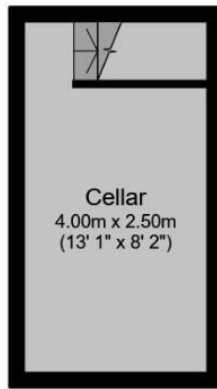
2 Firmount Walkley Road, Sheffield, S6 2XJ

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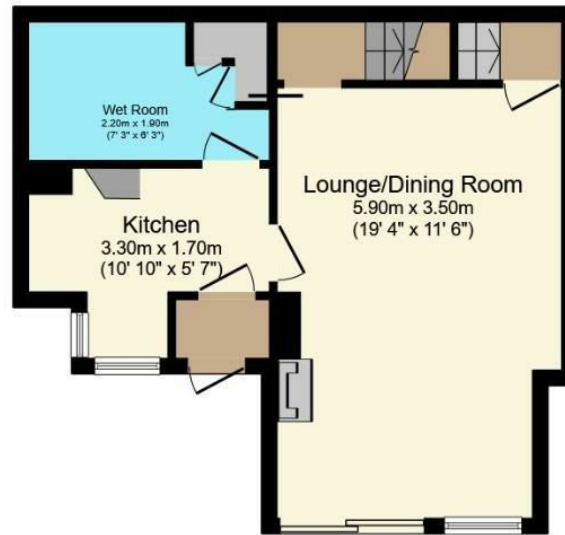
Asking Price £230,000

Hunters Hillsborough present an attractive cottage situated in the heart of Walkley. This unique stone built semi-detached home boasts an open plan lounge diner, delightful private courtyard garden and a detached garage. Offered for sale with no onward chain, viewing is essential. Entry to the shared driveway via Walkley Road up to the top of the drive with a detached garage and a parking space. The property is accessed via a gate into the peaceful front garden with a superb range of low maintenance shrubs and plants, leading down to a stone tiled courtyard. Entry via the stable type door into the lobby. Door through to the recently installed kitchen having a good range of wall and base units with a bay window looking out over the garden. A freestanding gas cooker and hob, freezer and a washing machine are included in the sale with space for a fridge. At the rear of the house is a brand new wet room with floor to ceiling tiles, shower, W/C and sink basin. Large storage cupboards ideal for towels and toiletries. Cosy lounge diner with stunning decor including a tiled feature wall with a vapour electric fire included in the sale. This room has cottage features along with an open plan staircase. The sofa, dining table and chairs can be negotiated into the sale. Floor to ceiling windows and a UPVC door open the room into the garden. From the diner a hidden bookshelf door leads down to the usable cellar. The first floor has a double bedroom with a range of fitted wardrobes and a brass double bed that can also be purchased. Stairs rise to a large attic bedroom with a side window and built-in wardrobes. Outside there is a stand alone garage and to the side of the property a brick built outhouse.

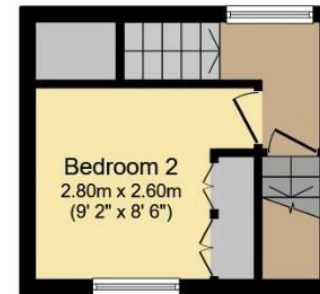
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Cellar



Ground Floor



First Floor



Attic Floor

Total floor area 82.0 sq.m. (883 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).

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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.

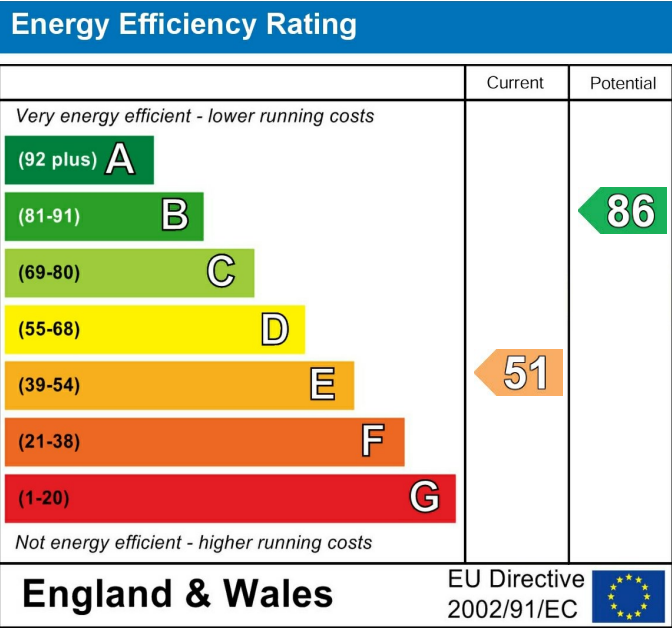
VACANT POSSESSION

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.

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.





