



101 Walkley Bank Road

Sheffield, S6 5AL

Guide Price £260,000



Guide Price £260,000 - £270,000

Hunters Hillsborough present an opportunity to own a superb, extended family home with three bedrooms. Enjoying an elevated position with outstanding views over Sheffield, the main accommodation begins on the first floor. Entrance to the property via ground floor into the entrance hallway, a great space for storing coats and boots. Door into the integrated garage. Stairs rise to the first floor landing and through to the delightful extended lounge diner. A relaxing room with wooden feature fire surround and electric fire. Tilt and slide patio doors lead out to the garden from the dining area. Also on the first floor is a well equipped breakfast kitchen with space for a small table to enjoy morning coffee and take in the outstanding views. Downstairs cloakroom with W/C and sink basin. Stairs rise to the second floor with two double bedrooms, the master with a large selection of built-in wardrobes. Single bedroom and the family bathroom with white 3 piece suite comprising bath, shower over bath, W/C and sink basin. Pleasant rear garden with patio area surrounded with mature shrubs and well kept borders. The property benefits from an integrated garage with power and light, and a double driveway. Walkley Bank Road is well-placed for local shops and amenities, schools, recreational facilities and access to the city centre, hospitals, universities and the Peak District.

GENERAL REMARKS: TENURE: This property is Leasehold with 150 years remaining at £20 PA. RATING ASSESSMENT We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C. 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

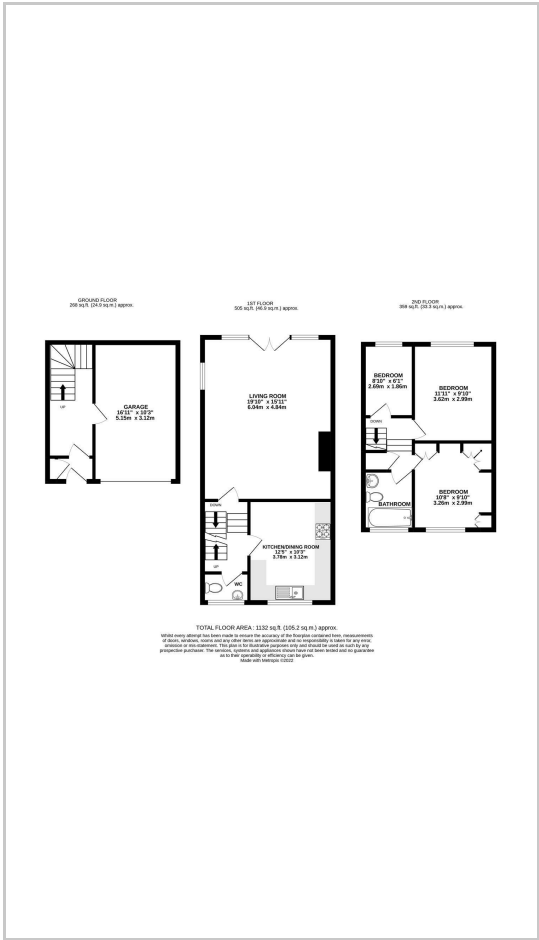
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MOR



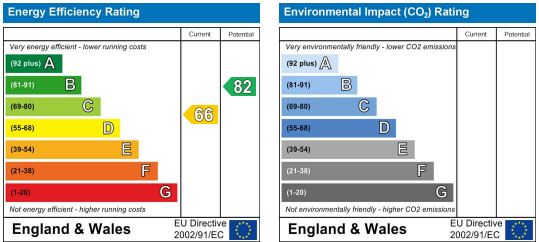
Area Map



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.