



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

12 Boyce Street, Walkley, Sheffield, S6 3JS

12 Boyce Street, Walkley, Sheffield, S6 3JS

Guide Price £240,000

Guide Price \*\*\*\*£240,000 - £250,000\*\*\*\*

Hunters Hillsborough present a desirable three double bedroomed mid terrace period home overlooking the Blake Street Nature Reserve in the popular district of Walkley. Viewing is highly recommended to appreciate the size of accommodation on offer over four floors. Entry to the property through the back door via a balcony offering pleasant green views over woodland. Into the kitchen diner having original floor to ceiling built in cupboards and a good range of wall and base units with integrated electric oven and gas hob. Access to the lower ground floor with the family bathroom comprising white three piece suite with bath, shower over bath, sink basin and W/C. Utility area with the original cast iron range, space for a freezer and plumbing for a washing machine. A door takes you out to the garden and there is a further room for storage. Back on the ground floor the lounge is a relaxing room with a large bay window retaining its original sash windows and a wood burner. Door out to the front of the property. The first floor has two large double bedrooms both with original stripped back flooring and cast iron feature fireplaces. Stairs rise to a bright and spacious attic bedroom with two Velux windows and eaves storage. The garden has a decked area looking out over the green space of Blake Street Nature Reserve.

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

## GENERAL REMARKS

### TENURE

This property is Leasehold 800 years from 1893 with 670 years remaining at a cost of £25 per year

### 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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.









