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31 Hawksworth Road, Walkley, Sheffield, S6 2WF

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Asking Price £150,000

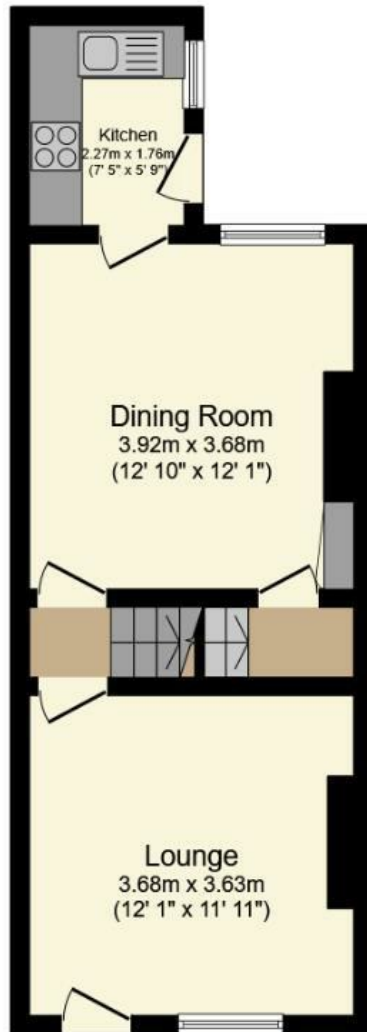
*** CASH BUYERS ONLY *** | THREE BEDROOMS | NO ONWARD CHAIN | Nestled on Hawksworth Road in the charming area of Walkley, Sheffield, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchasing process. The property also benefits from a good size rear garden; A lovely addition offering a private outdoor space to unwind, garden, or enjoy al fresco dining during the warmer months.

Conveniently located, this residence is in close proximity to local amenities, making daily errands and leisure activities easily accessible. Whether you are looking to explore the vibrant community or simply enjoy the comforts of home, this property is ideally situated to meet your needs.

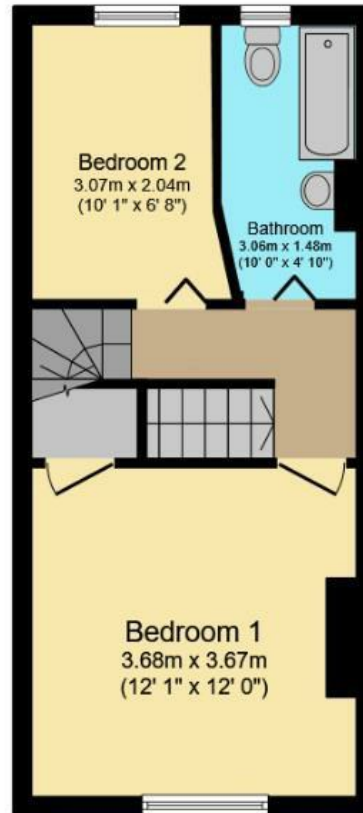
In summary, this home on Hawksworth Road is a fantastic opportunity for those seeking a well-located and spacious home in Sheffield. With its charming features and practical layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

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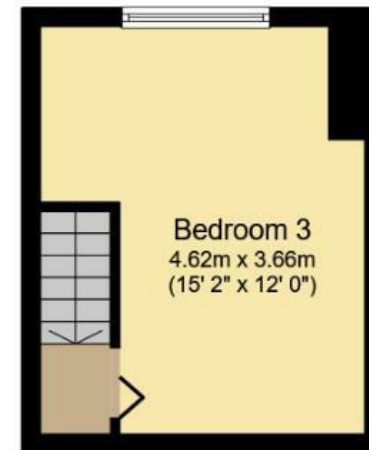
Ground Floor

Floor area 36.5 sq.m. (393 sq.ft.)



First Floor

Floor area 32.2 sq.m. (346 sq.ft.)



Second Floor

Floor area 17.0 sq.m. (183 sq.ft.)

Total floor area: 85.7 sq.m. (923 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

We understand the property is Leasehold with a term of 150 years from 15/11/1897 and ground rent of £12.00 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

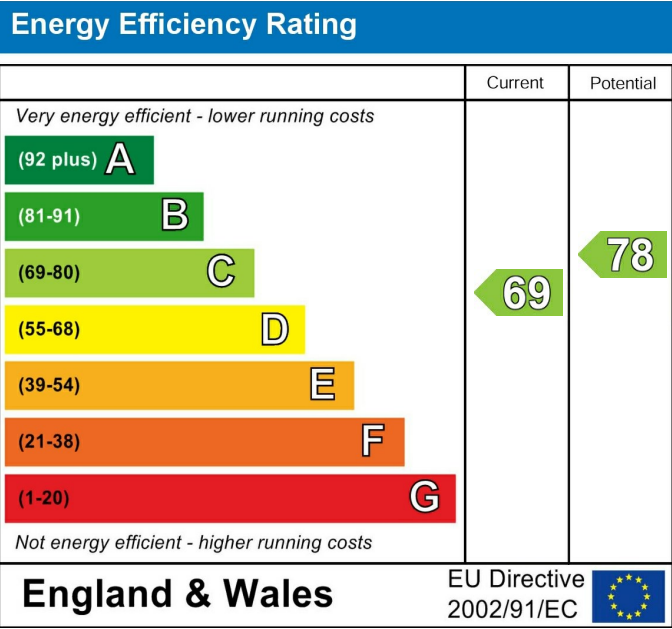
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

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

ANTI-MONEY LAUNDERING CHECKS

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.





