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84 Greenhow Street, Walkley, Sheffield, S6 3TP

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Asking Price £230,000

| FITTED KITCHEN | THREE BEDROOMS | Nestled in the vibrant heart of Walkley, yet conveniently bordering Crookes, this charming stone-fronted house on Greenhow Street offers a blend of comfort and modern living. The property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. The front lounge is particularly inviting, while the dining room flows seamlessly into the contemporary off-shot kitchen, making it a perfect hub for family gatherings.

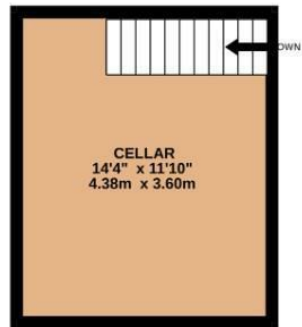
The first floor features two bedrooms, ensuring plenty of room for rest and privacy. A shower room to the rear and further attic bedroom, complete with a velux window. Offering no onward chain, the property is ready to move into!

This home is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons. Outside, the property is complemented by a small forecourt at the front, and a private rear garden. This outdoor space features a delightful seating area and a well-maintained lawn, perfect for enjoying sunny afternoons or hosting summer barbecues.

In summary, this well-presented mid terrace house is an ideal choice for families or professionals seeking a comfortable and stylish home in a sought-after location. With its blend of traditional charm and modern amenities, it is sure to impress.

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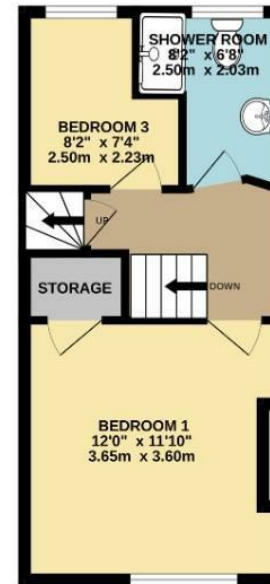
BASEMENT
170 sq.ft. (15.7 sq.m.) approx.



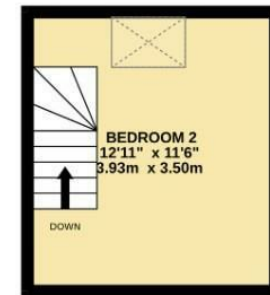
GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 22 November 1901 and a ground rent of £**** 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

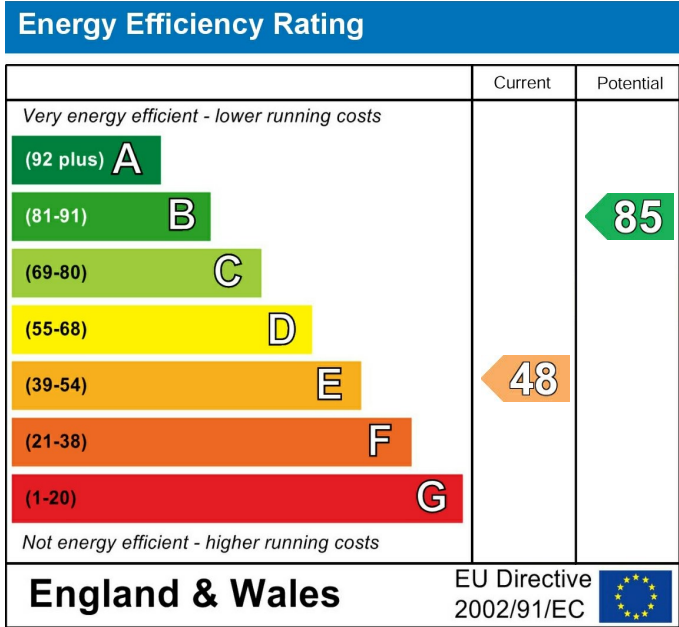
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.







