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105 Rivelin Street, Walkley, Sheffield, S6 5DL

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## Offers Around £280,000

| PRIVATE REAR GARDEN | MULTIPLE VEHICLE DRIVEWAY | Nestled in the charming area of Walkley, Rivelin Street presents a delightful opportunity to acquire a three-bedroom home, boasting a blend of modern living and classic design. Perfect for first time buyers or families alike, the property offers many local amenities and transport links to suit all needs.

Upon entering through the hallway, you will find a spacious living room that offers ample space for relaxation and entertaining. This versatile area can be tailored to suit your lifestyle, whether you envision a cosy family gathering or a stylish entertaining space. The kitchen to the rear features a range of wall and base units, space for appliances and a dining area.

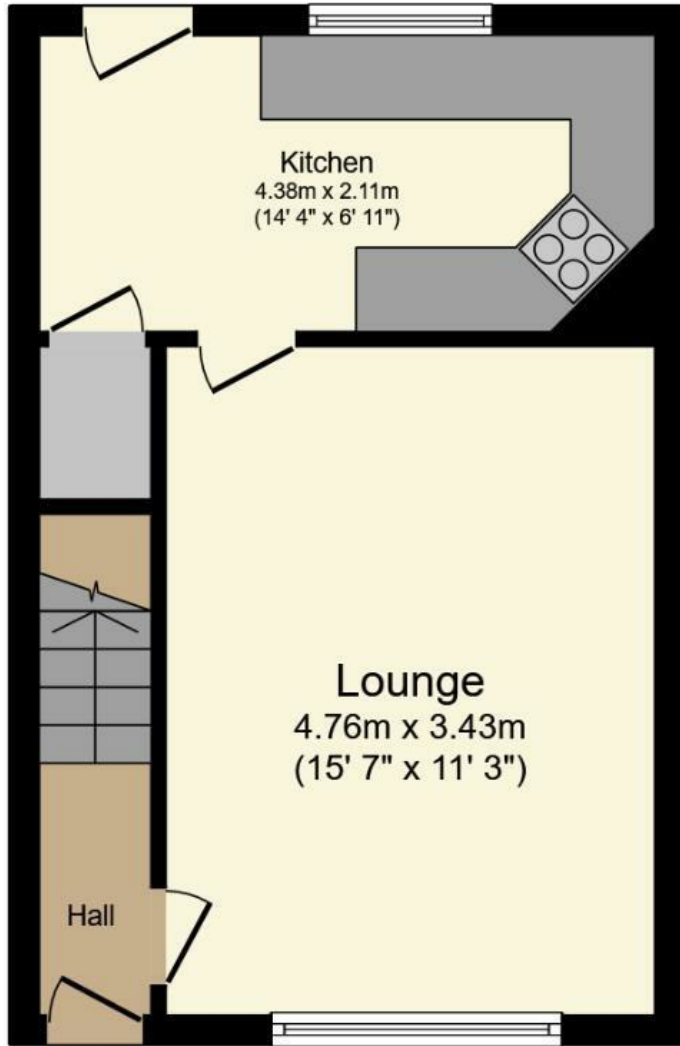
The property is further enhanced by a private garden, complete with a well-maintained lawn and a patio area, ideal for outdoor dining or simply enjoying the fresh air. This outdoor space provides a perfect retreat for children to play or for hosting summer barbecues with friends and family.

To the first floor, the house comprises three bedrooms, offering flexibility for a home office. The well-appointed bathroom features a bath with shower over, W/C and sink basin, conveniently providing practicality and comfort.

For those with multiple vehicles, the property offers a generous driveway, ensuring that parking is never a concern. The desirable location of Walkley adds to the appeal, with local amenities, schools, and parks within easy reach, making it an excellent choice for families.

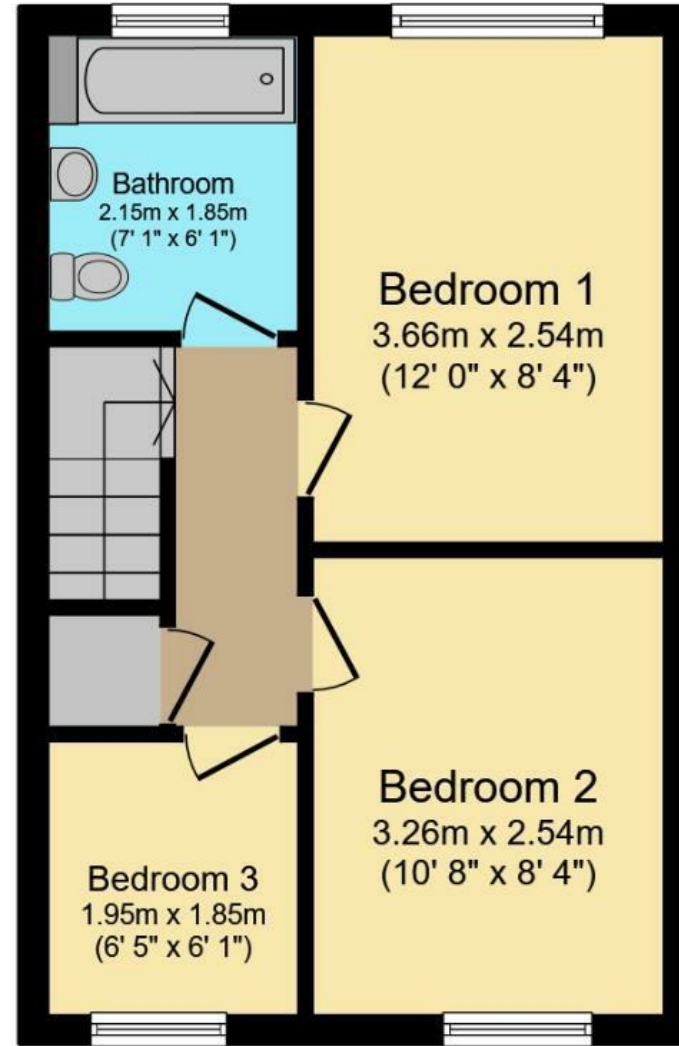
In summary, this generous home on Rivelin Street is a wonderful opportunity for anyone looking to settle in a friendly community. With its spacious interiors, private garden, and convenient parking, it is a property that truly deserves your attention.

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### Ground Floor

Floor area 30.5 sq.m. (329 sq.ft.)



### First Floor

Floor area 30.5 sq.m. (329 sq.ft.)

**Total floor area: 61.0 sq.m. (657 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](http://www.Propertybox.io)

## 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.

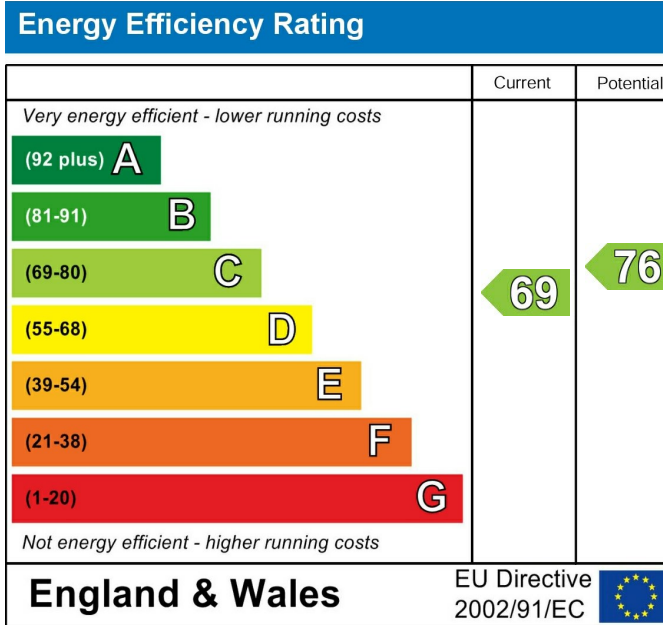
### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**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.









