



**HUNTERS®**  
HERE TO GET *you* THERE

68 Hadfield Street, Walkley, Sheffield, S6 3RS

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Asking Price £340,000

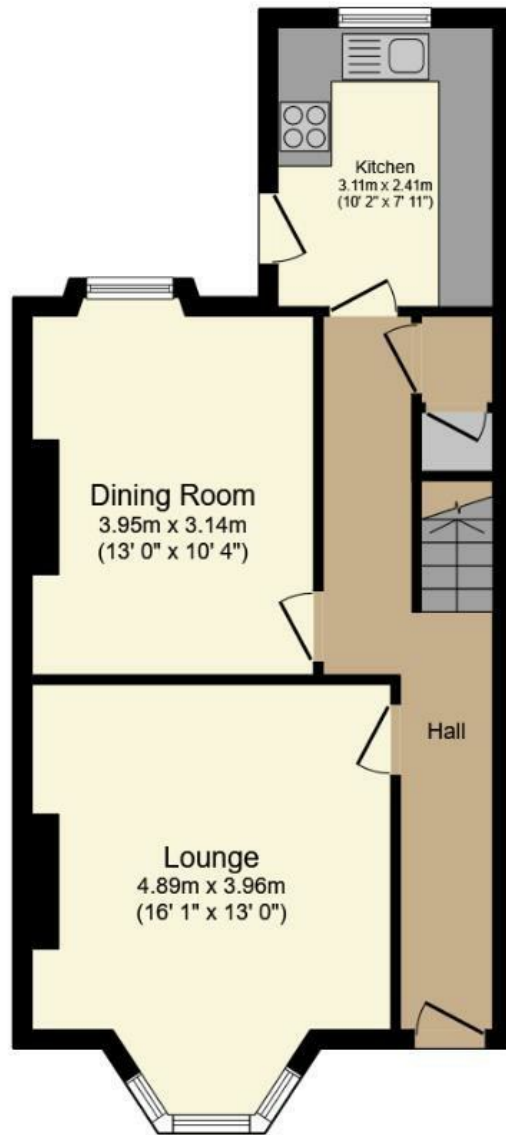
| THREE/FOUR BEDROOMS | NO ONWARD CHAIN | Hunters Crookes are delighted to present the deceptively spacious, stone fronted home in the charming area of Walkley. Nestled on Hadfield Street and offering a generous 1,348 square feet of space, this property is perfect for a range of buyers looking for ample space to reside.

The house features two inviting reception rooms, providing versatile spaces that can be tailored to your needs, whether for relaxation or social gatherings. To the front of the property, the bay windowed lounge provides a bright and airy space for relaxation, with a separate dining room for entertaining guests. The dining room connects seamlessly with the kitchen, offering a range of storage units and space for appliances.

To the first floor, this home comprises three bedrooms and a family bathroom, accommodating a variety of living arrangements. Whether you require extra space for guests, a home office or space for a growing family, this home ensures comfort and ease for all residents. The bathroom benefits from a three piece, white suite of a bath with shower over, sink basin and W/C. A further staircase rises to the generously proportioned master room, equipped with a rear facing velux window and in eaves storage.

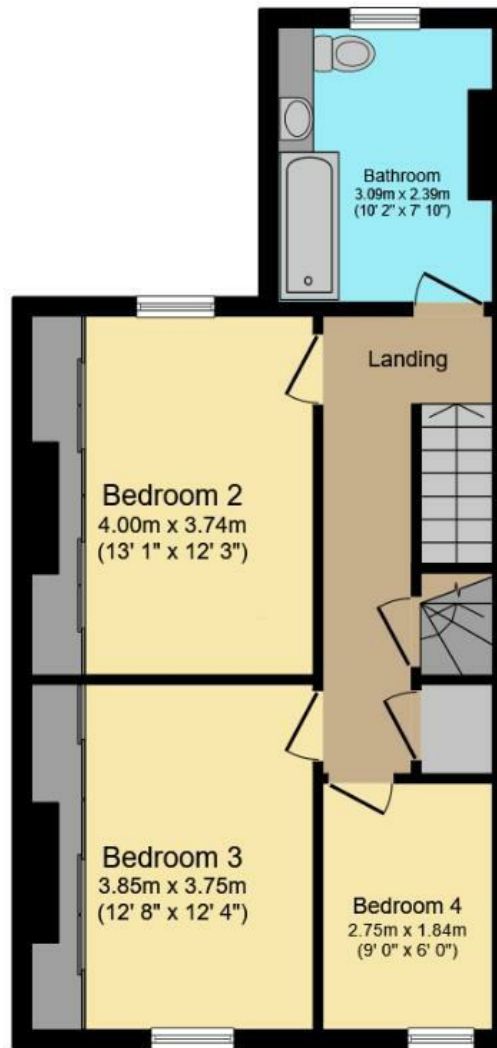
Situated in a popular residential area, this property boasts excellent access to Sheffield's universities and hospitals, making it an ideal location for students, professionals, and families alike. The charm of the pre-1900 architecture adds a unique character to the home, while the absence of an onward chain simplifies the buying process.

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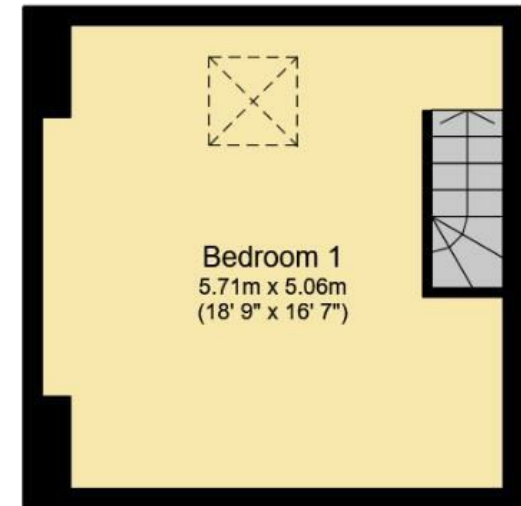
**Ground Floor**

Floor area 50.2 sq.m. (541 sq.ft.)



**First Floor**

Floor area 48.5 sq.m. (522 sq.ft.)



**Second Floor**

Floor area 26.5 sq.m. (285 sq.ft.)

**Total floor area: 125.2 sq.m. (1,348 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

We understand 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

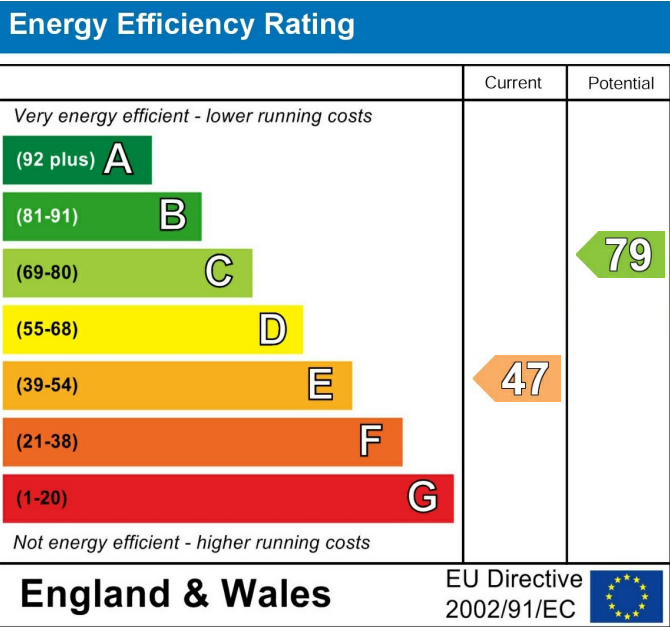
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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

### 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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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.















HUNTERS  
FOR SALE

THE TERRACE  
1879

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