

A three-story terraced house with a light-colored stone facade. The house features a central wooden door with a small transom window above it. To the right of the door is a large bay window with a decorative dark-colored cornice. Above the bay window is a smaller rectangular window. To the left of the door is another bay window. The house is part of a row of similar properties. A utility pole is visible in the foreground on the left.

**HUNTERS®**

HERE TO GET *you* THERE

15 Brandreth Road, Lower Walkley, Sheffield, S6 3JU

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Asking Price £230,000

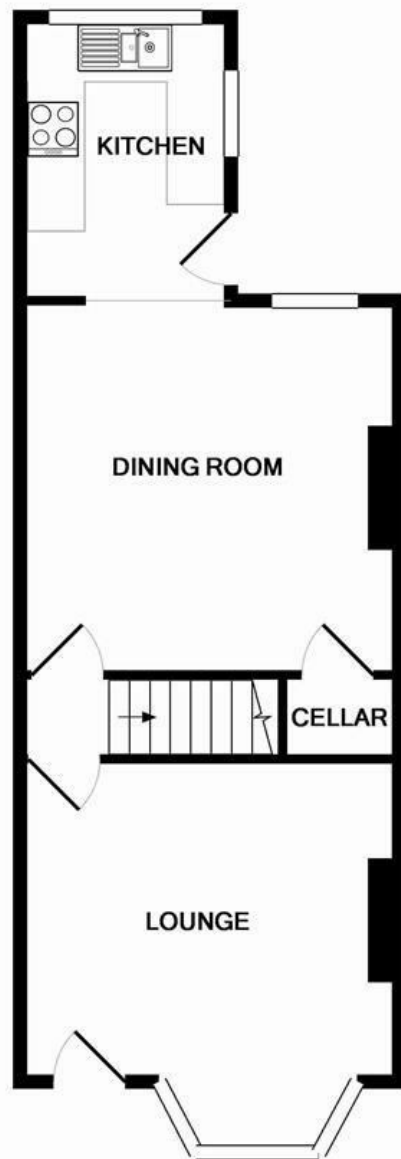
Nestled on the charming Brandreth Road in Lower Walkley, this stone-fronted terraced house presents an excellent opportunity for those seeking a stylish and comfortable home. With three generously sized double bedrooms, this property is perfect for families or professionals looking for ample living space.

Upon entering, you will find two inviting reception rooms; The bay windowed lounge and the open plan dining area. To the rear is the modern fitted kitchen, offering access to the private rear garden. The modern bathroom has been thoughtfully designed, providing a fresh and contemporary feel that complements the overall aesthetic of the home. The bathroom comprises sink basin, W/C and bath with shower over.

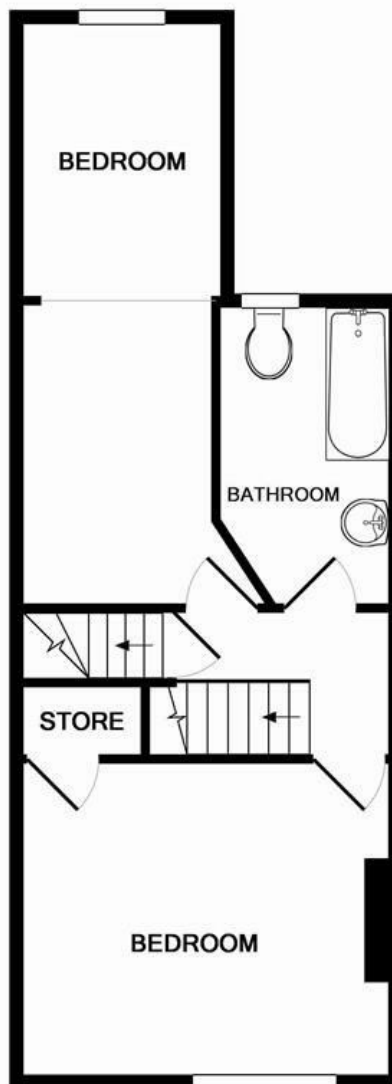
The property boasts no onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for buyers eager to settle into their new abode without delay.

With its prime location, this home is well-connected to local amenities and transport links, making it an ideal choice for those who appreciate both convenience and community. This delightful terraced house is a true gem, combining modern living with the charm of a traditional stone-fronted exterior. Don't miss the chance to make this lovely property your own.

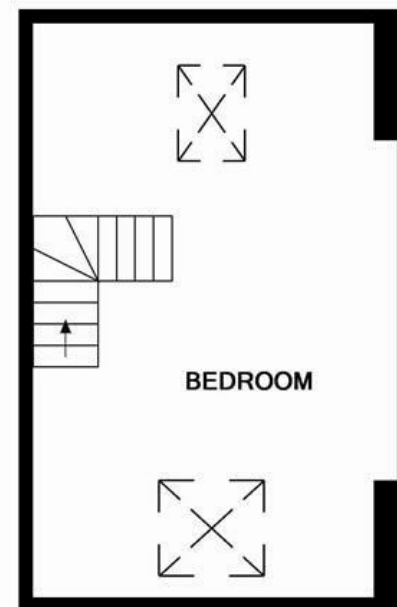
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GROUND FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 254 SQ.FT.  
(23.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1094 SQ.FT. (101.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Leasehold with a term of 800 years from 25 December 1898 at 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

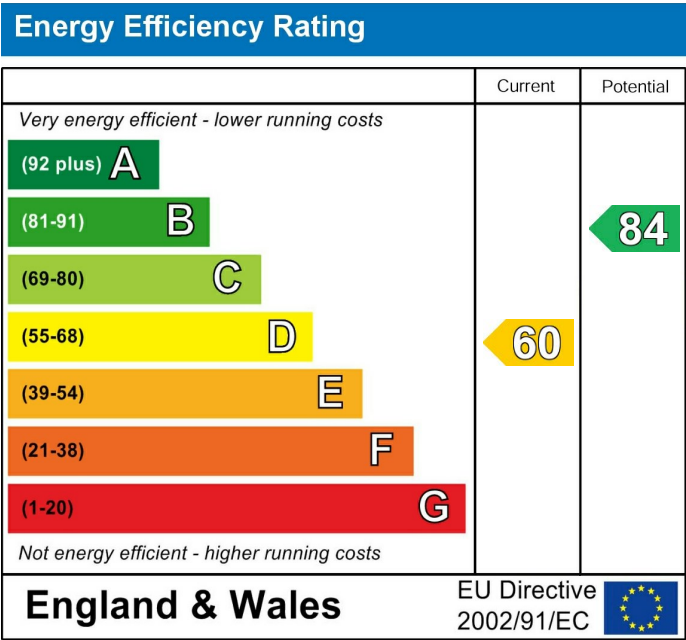
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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.







