



**HUNTERS**<sup>®</sup>

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58 Rivelin Street, Walkley, Sheffield, S6 5DL

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Asking Price £350,000

| DRIVEWAY | NO ONWARD CHAIN | A fantastic detached bungalow in a quiet location. The standout feature is the properties outstanding views over Walkley and Rivelin. Viewings are now available and this property is sure to impress !

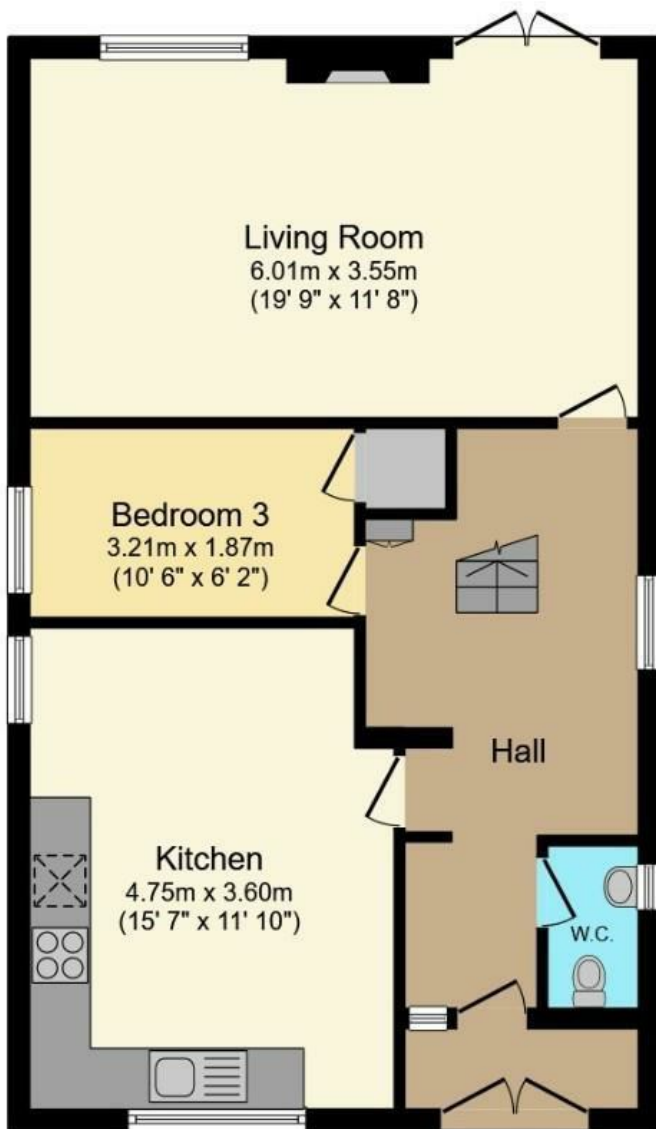
Nestled in the charming area of Walkley, this stone-built dormer bungalow on Rivelin Street offers a blend of comfort and character. Spanning an impressive 1,110 square feet, this property is ideal for those seeking a spacious and inviting home.

Upon entering, you are greeted by a welcoming ground floor entrance hall, which conveniently features a WC. The heart of the home is the beautiful living room, adorned with double French doors that open seamlessly to the landscaped garden, creating a perfect space for relaxation and entertaining. The front of the bungalow boasts a well-appointed dining kitchen, ideal for family meals and gatherings.

This bungalow comprises two generously sized double bedrooms located on the first floor, providing a peaceful retreat. Additionally, there is a versatile side room that can serve as a third bedroom or a study, catering to your individual needs. The property also includes a well-equipped bathroom, ensuring convenience for all residents.

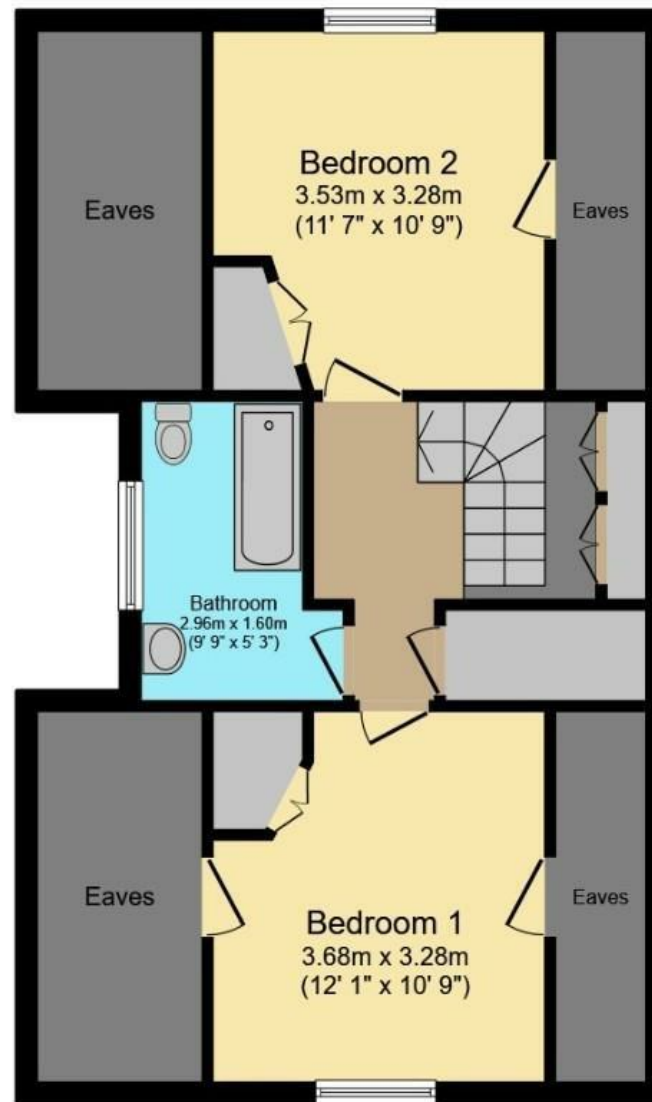
With its attractive design and thoughtful layout, this bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the tranquillity of suburban life while being close to local amenities.

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### Ground Floor

Floor area 62.3 sq.m. (671 sq.ft.)



### First Floor

Floor area 40.8 sq.m. (440 sq.ft.)

Total floor area: 103.2 sq.m. (1,110 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 that the property is a Freehold.

### RATING ASSESSMENT

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

### VACANT POSSESSION

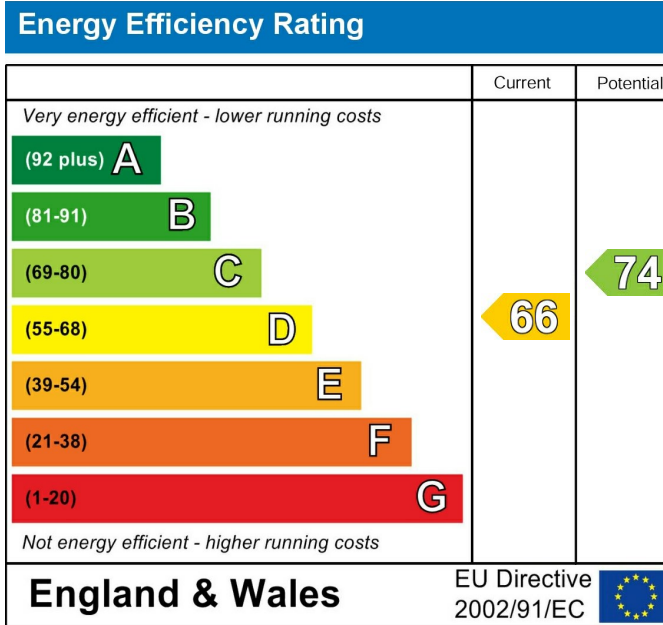
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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, 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.











