



HUNTERS[®]
HERE TO GET *you* THERE

115 Walkley Lane, Walkley, Sheffield, S6 2NZ

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Guide Price £220,000

*** GUIDE PRICE £220,000 - £230,000 *** | VERY WELL PRESENTED | GREAT LOCATION | Situated on the charming Walkley Lane in Walkley, this beautifully presented mid-terrace house presents an excellent opportunity for first time buyers, professionals and small families. With a generous living space across three floors, this stone-fronted property is in an excellent location and provides easy access to amenities.

Enter into the bay windowed lounge. This room is equipped with a feature fireplace, and provides a bright and airy space for relaxation and rest. Through to the rear, the dining kitchen is a highlight, designed for both functionality and style. The room comprises a range of wall and base storage units, and provides access to the cellar. The room serves as a perfect gathering space for family and friends. The separate utility room to the rear adds to the practicality of the home, with space for multiple appliances. The rear garden is a low maintenance retreat, offering an outdoor space to unwind after the day.

The first floor comprises two bedrooms and family shower room; The master having a useful walk-in storage cupboard. To the rear, the shower room is equipped with a walk in shower, sink basin, W/C and storage cupboard by the door. To the second floor is a further double bedroom with storage in the eaves.

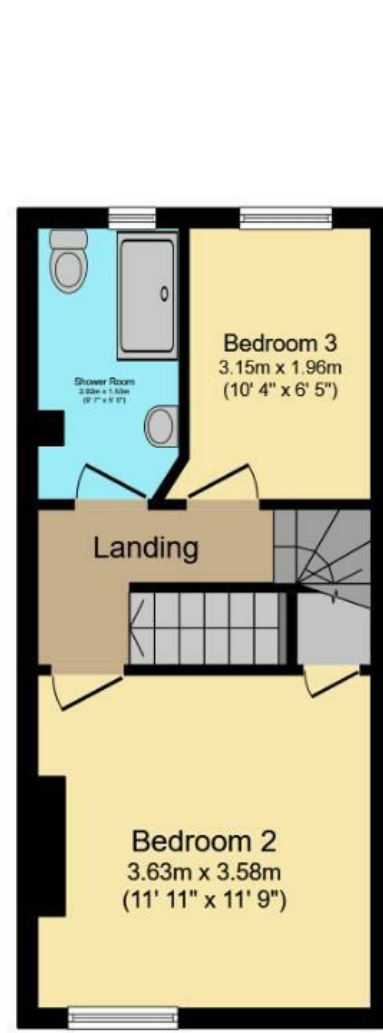
Location is key, and this property boasts excellent transport links, making commuting a breeze. Additionally, it is situated in close proximity to a variety of local amenities, including shops, schools, and parks, catering to all your daily needs.

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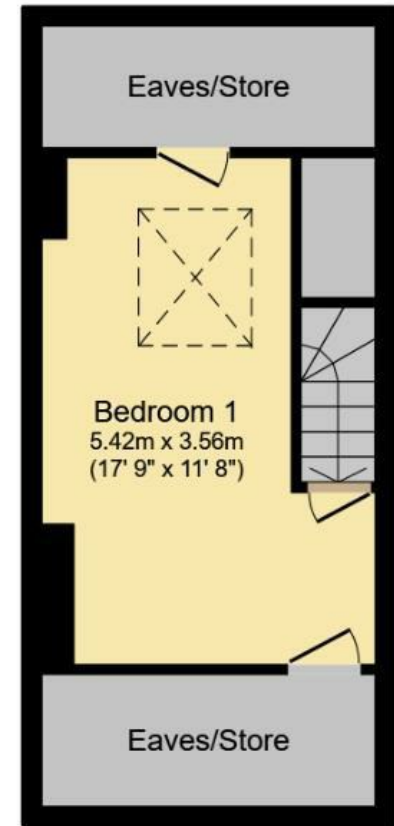
Cellar

Floor area 16.8 sq.m. (181 sq.ft.)



First Floor

Floor area 30.9 sq.m. (333 sq.ft.)



Second Floor

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 110.7 sq.m. (1,191 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

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 A.

VACANT POSSESSION

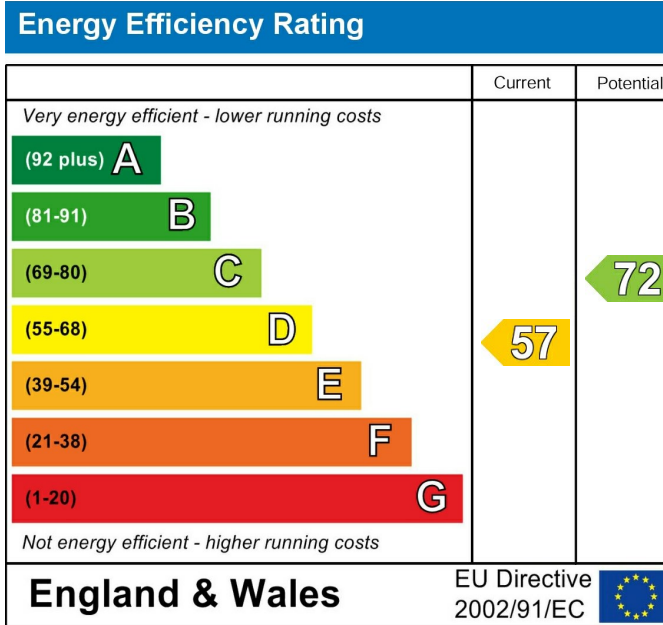
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.







