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3 Hammerton Close, Walkley, Sheffield, S6 2NF

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Asking Price £240,000

Nestled in the desirable cul-de-sac of Hammerton Close, Walkley, this charming three-bedroom semi-detached house presents an excellent opportunity for those seeking a new home. With no onward chain, this property is ready for you to make it your own.

Upon entering, you will find a welcoming entrance hall, living room that offers a comfortable space for relaxation and entertaining with a further rear dining room and separate kitchen having trap door access to undercroft space.

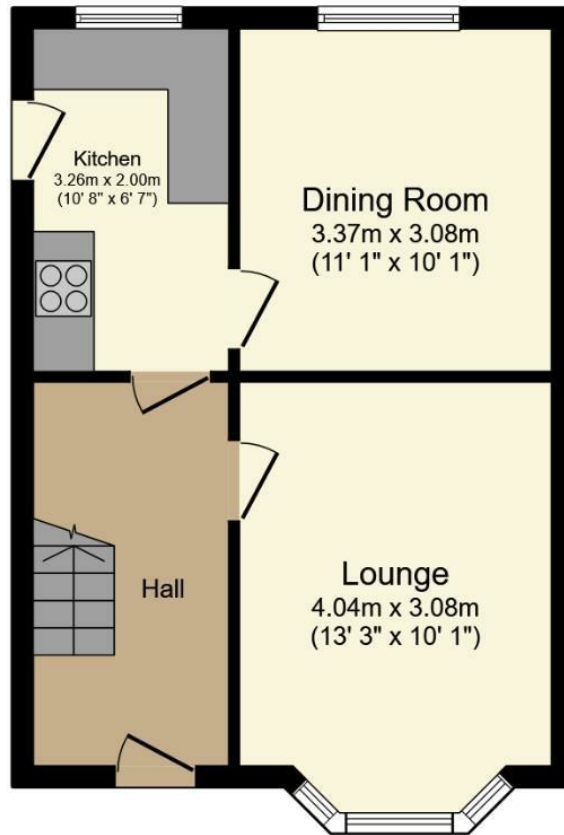
To the first floor are the three bedrooms which provide ample accommodation for families or those wishing to have a guest room or home office. The bathroom has a white suite with a walk in corner shower.

One of the standout features of this property is the delightful garden to the rear, which is mainly laid to lawn. This outdoor space is perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding after a long day. Additionally, the property boasts lovely views to the rear, enhancing the tranquil atmosphere of the home.

For your convenience, there is off-road parking available for one vehicle at the front of the house, ensuring ease of access and security for your car.

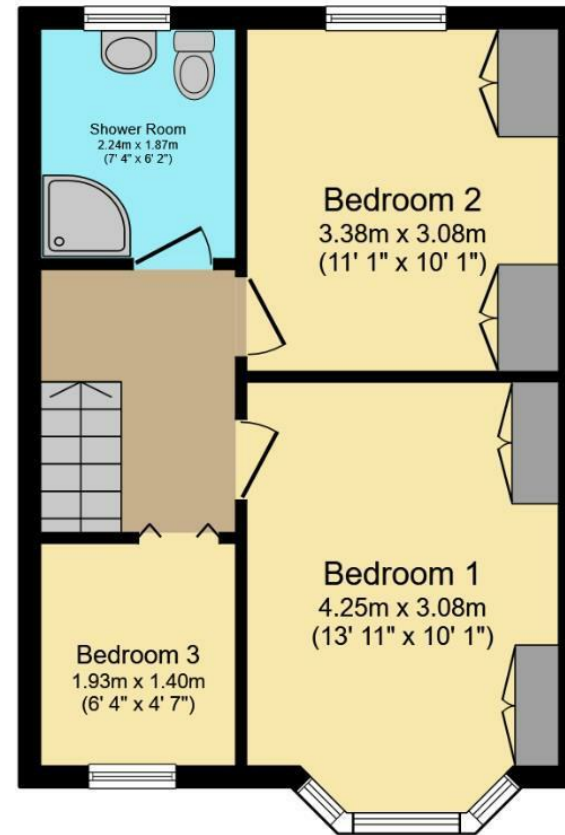
This semi-detached house is a blank canvas, ready for a scheme of modernisation to truly make it shine. Whether you are a first-time buyer, a growing family, or an investor looking for a promising opportunity, this property is well worth your consideration. Don't miss the chance to create your dream home in this lovely location.

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Ground Floor

Floor area 37.9 sq.m. (408 sq.ft.)



First Floor

Floor area 37.9 sq.m. (408 sq.ft.)

Total floor area: 75.8 sq.m. (816 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 25/03/1957 at a ground rent of £10 per annum.

RATING ASSESSMENT

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

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.

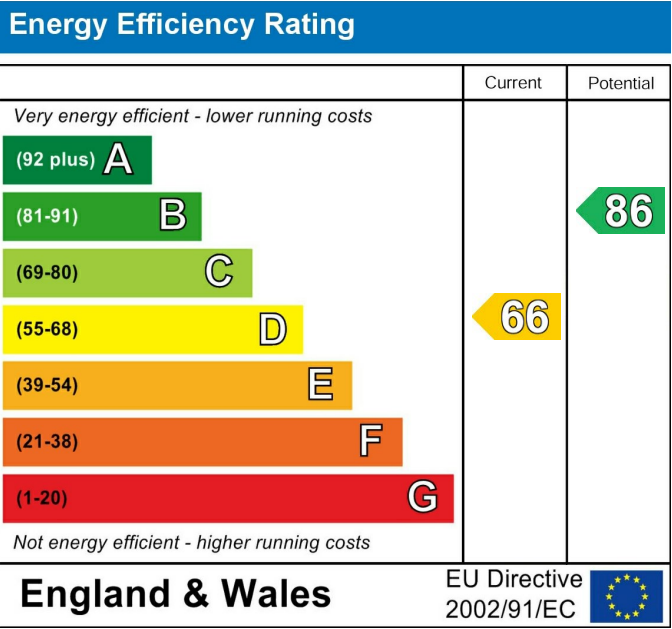
MORTGAGE FACILITIES

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.









