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HERE TO GET *you* THERE

363 South Road, Walkley, Sheffield, S6 3TD

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Asking Price £180,000

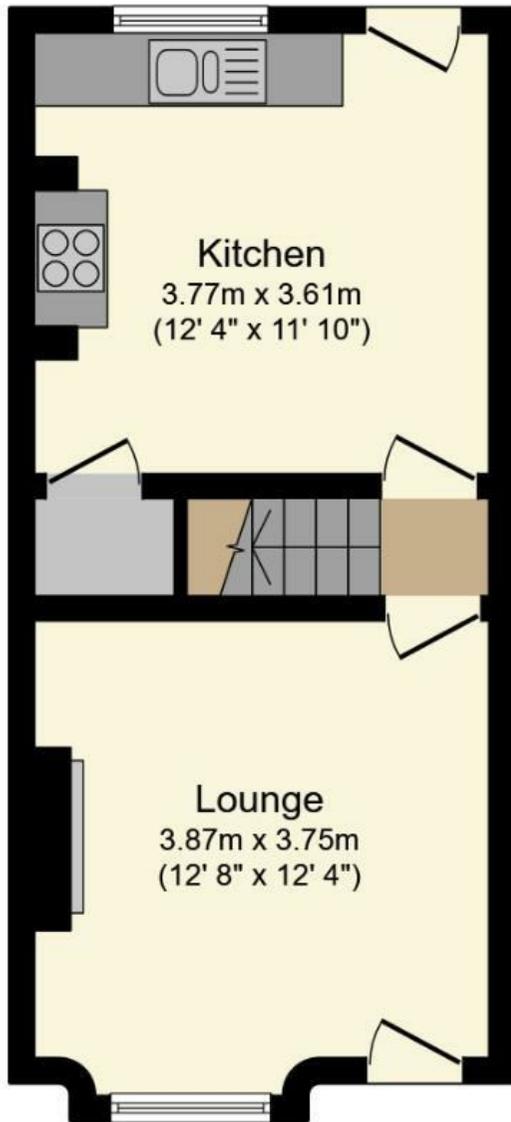
| EXCELLENT LOCAL AMENITIES | FREEHOLD | Hunters Crookes present this three bedroom, stone fronted property, located in the heart of Walkley on South Road. Situated in this popular residential area, the property benefits for easy access to local amenities, schools and great transport links to the City Centre and surrounding area.

The accommodation is set over four levels, including access to the cellar below. Enter through the front door into the lounge, featuring a gas fireplace. To the rear, the dining kitchen offers a great space for all your culinary needs and entertaining guests. A range of fitted units and space for appliances are included. The rear garden has the potential to be personalised to your own choice, with space on two tiers on land.

The first floor allows access to two bedrooms, and family bathroom. The first bedroom benefits from built-in storage space, and front window. To the rear, the property comprises a further bedroom and four piece bathroom suite; This space features a bath, separate shower cubicle, sink basin and W/C. To the second floor is the attic bedroom with two velux windows and eaves access.

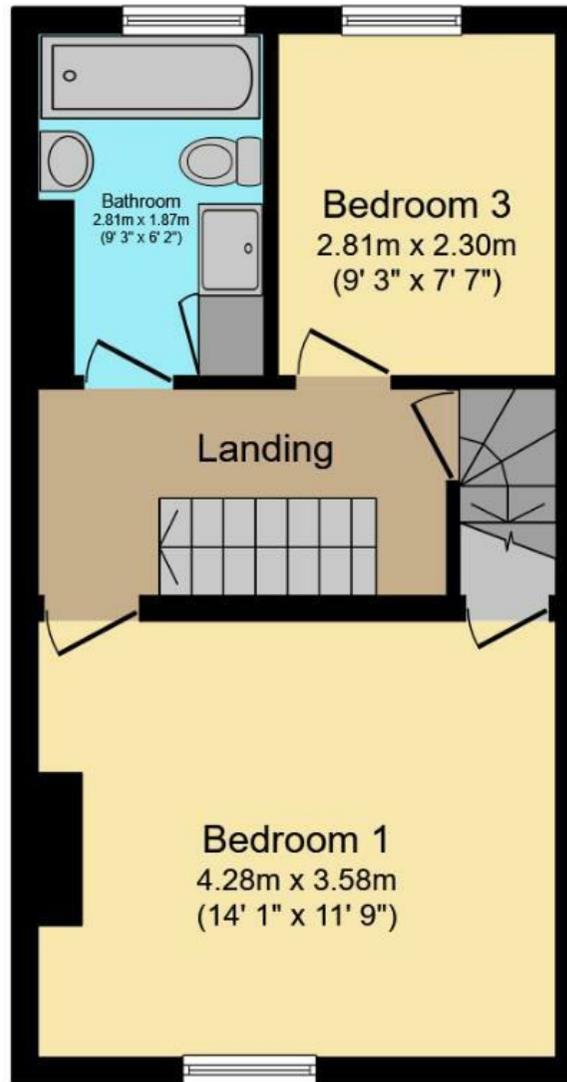
Location is key, and Walkley has it all. With great local supermarkets and independent shops, the home is situated in the perfect spot. The bus route allows easy access to Sheffield Universities and various hospitals. Don't miss the chance to make this house a home!

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
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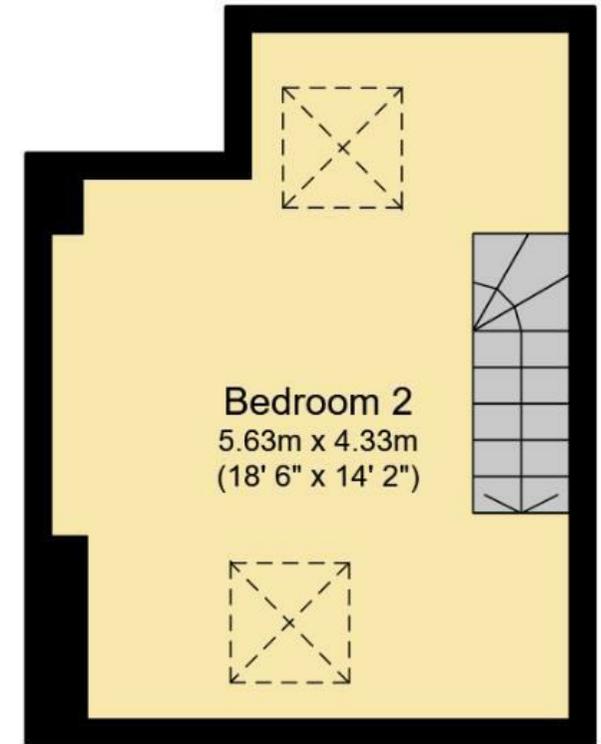
### Ground Floor

Floor area 32.0 sq.m. (344 sq.ft.)



### First Floor

Floor area 35.9 sq.m. (387 sq.ft.)



### Second Floor

Floor area 22.1 sq.m. (238 sq.ft.)

**Total floor area: 90.0 sq.m. (969 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 the 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

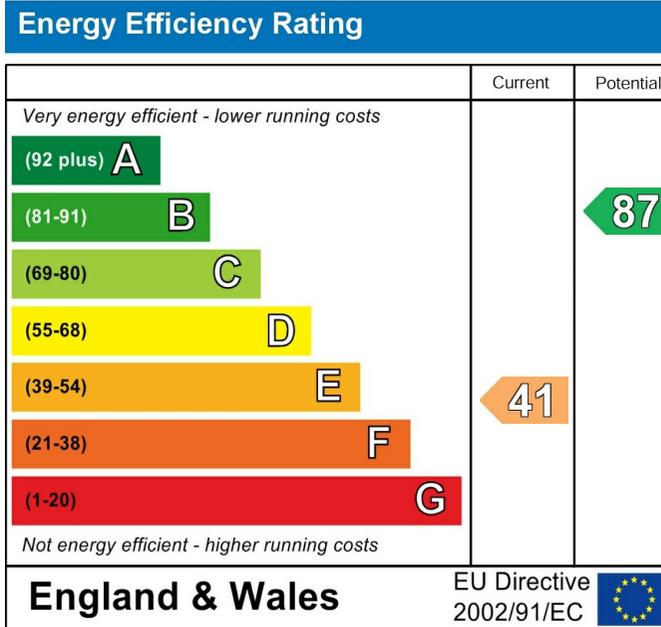
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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 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.



