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HERE TO GET *you* THERE

72 Bell Hagg Road, Walkley, Sheffield, S6 5BS

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Asking Price £210,000

| OUTSTANDING VIEWS | MODERN DINING KITCHEN | Hunters Crookes present this well-presented home on Bell Hagg Road, Walkley; Perfect for a couple or first time buyer alike, this property boasts spectacular views and two double bedrooms.

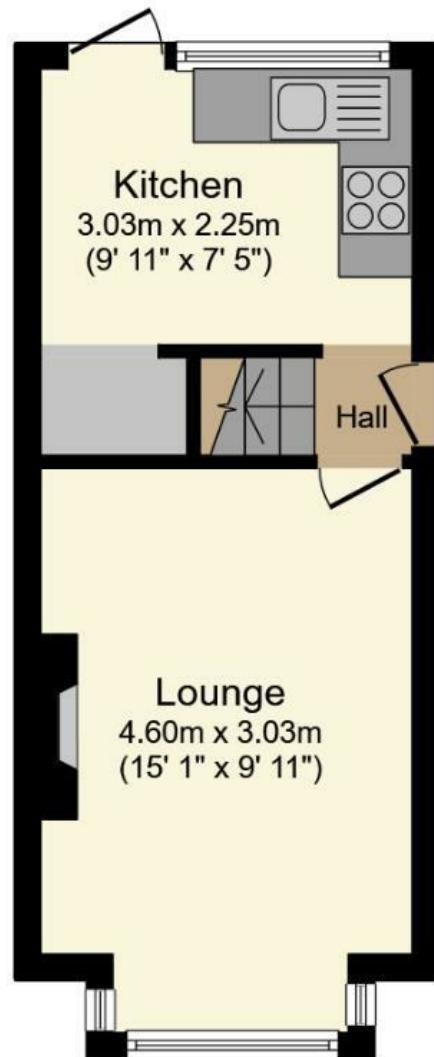
The first floor briefly comprises: Lounge to the front with a decorative fireplace and central chimney breast. Through to the dining kitchen, featuring a range of wall and base units, and having an integrated oven, hob and dishwasher. Plumbing under the stairs for free standing appliances. The rear garden is a standout feature! The property enjoys a private and low maintenance garden with a patio seating area and lawn.

To the first floor, there are two double bedrooms, one of which has fitted wardrobes. UPVC double glazing and gas central heating throughout. The family bathroom with a suite comprising of a bath with shower over, W/C and wash basin.

The location is another significant advantage, as Walkley is known for its vibrant community and convenient amenities. Residents can enjoy easy access to local shops, parks, and schools, making it an ideal place to settle down.

In summary, this two-bedroom house on Bell Hagg Road presents a fantastic opportunity for those looking for a modern home in a great location. With its appealing features and stunning views, it is sure to attract interest from a variety of buyers.

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**Ground Floor**

Floor area 23.1 sq.m. (248 sq.ft.)



**First Floor**

Floor area 23.1 sq.m. (248 sq.ft.)

**Total floor area: 46.1 sq.m. (497 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 Leasehold with a term of 200 years from 25th March 1962 and a ground rent of £5.10 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.

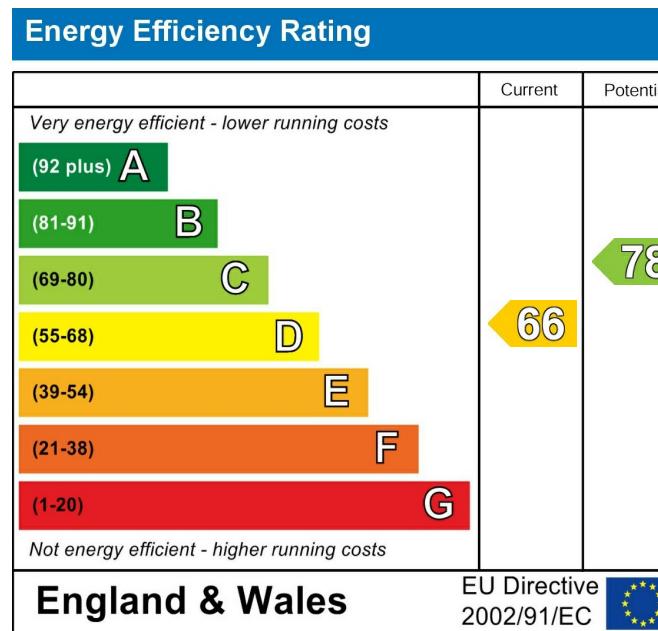
### MORTGAGE FACILITIES

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.**

### 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.



