



HUNTERS[®]

HERE TO GET *you* THERE

188 Bole Hill Road, Walkley, Sheffield, S6 5DE

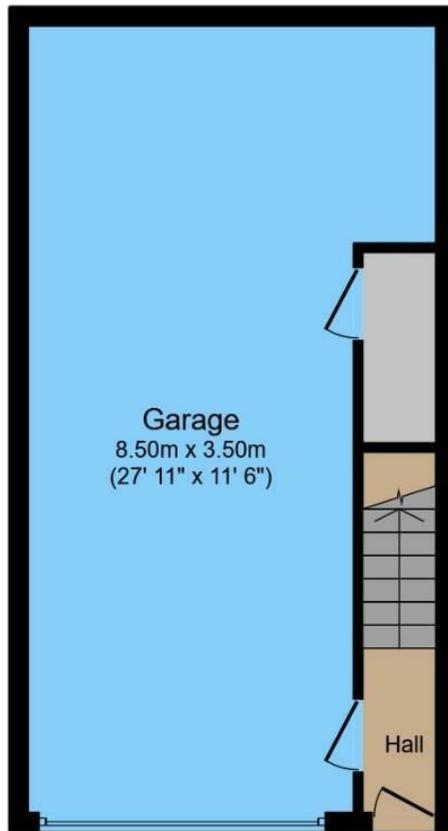
188 Bole Hill Road, Walkley, Sheffield, S6 5DE

Asking Price £230,000

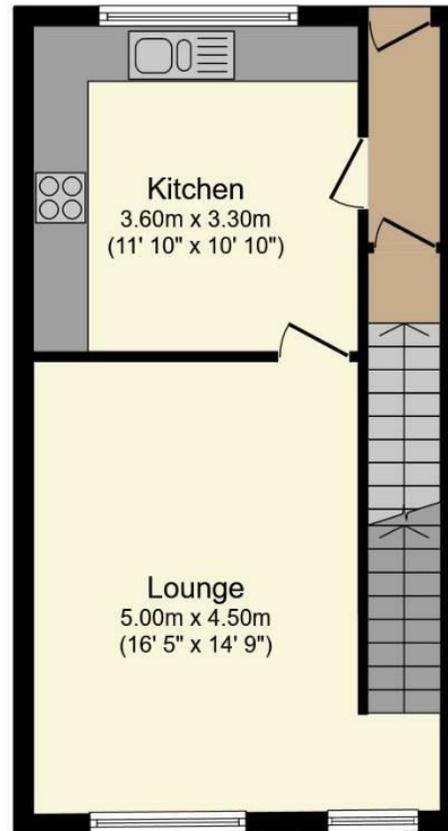
Offered to the market with NO ONWARD CHAIN is this fantastic opportunity to purchase this THREE BEDROOM mid townhouse with accommodation over three floors, having OFF ROAD PARKING and SPECTACULAR UNINTERRUPTED VIEWS. Appealing to growing families and first time buyers, the property is Ideally located for the Bole Hill Park and cycle track, Rivelin Valley nature trail, local shops, supermarkets and schools.

Entry via a secure gate leading in to the front garden with a range of mature plants and shrubs, delightful patio area enjoying the morning sun and access via the front door into the entrance hallway. Doors to the lower ground and ground floor rooms. Through to the kitchen diner with a good range of wall and base units, integrated appliances include an eye level electric oven and grill, electric hob and built-in fridge . Bright and spacious lounge with open plan stairs offering outstanding views. Master bedroom on the first floor with a built-in cupboard and overlooking the front of the house. Double bedroom at the rear with a range of fitted wardrobes and enjoying those outstanding views. Single bedroom ideal as office space. Shower room with walk in shower, sink basin and W/C. The lower ground floor has a large garage with an electric door and access to the rear garden. Fenced off pebbled area ideal for garden furniture to sit of an evening and enjoy the delightful scenery.

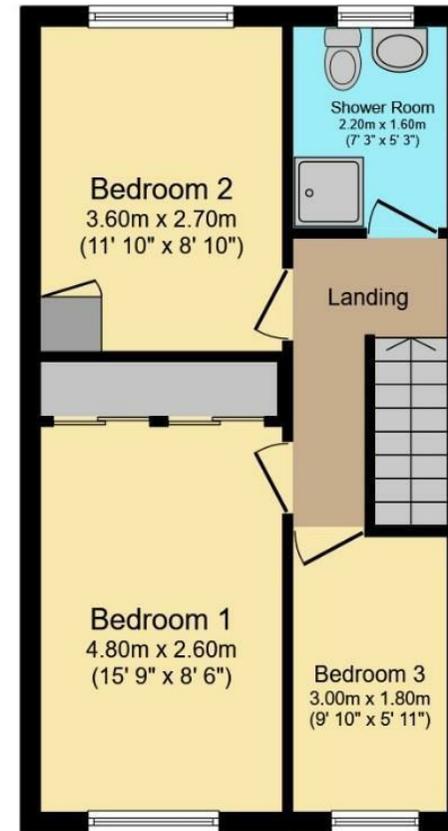
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



Lower Ground Floor



Ground Floor



First Floor

Total floor area 114.3 sq.m. (1,230 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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General Remarks

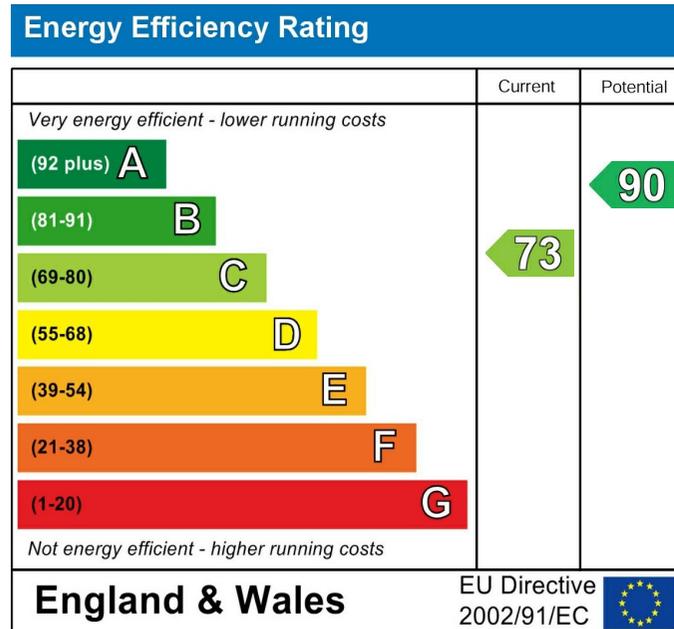
GENERAL REMARKS TENURE The property is Leasehold 200 Years From 25 December 1971 with 148 years remaining

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A

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.



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.







