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73 Walkley Road, Sheffield, S6 2XL

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£240,000

Nestled in the heart of charming Walkley in Sheffield, this beautifully presented semi-detached house on Walkley Road is sure to captivate your heart. Boasting a delightful blend of modern comfort and traditional charm, this property features two cosy double bedrooms, perfect for a small family or those seeking a peaceful retreat.

As you step inside, you'll be greeted by a warm and inviting lounge area complete with a striking feature fire surround, ideal for relaxing evenings with loved ones. The extended kitchen diner offers a lovely space for culinary adventures, showcasing a beautifully fitted kitchen that is both stylish and functional.

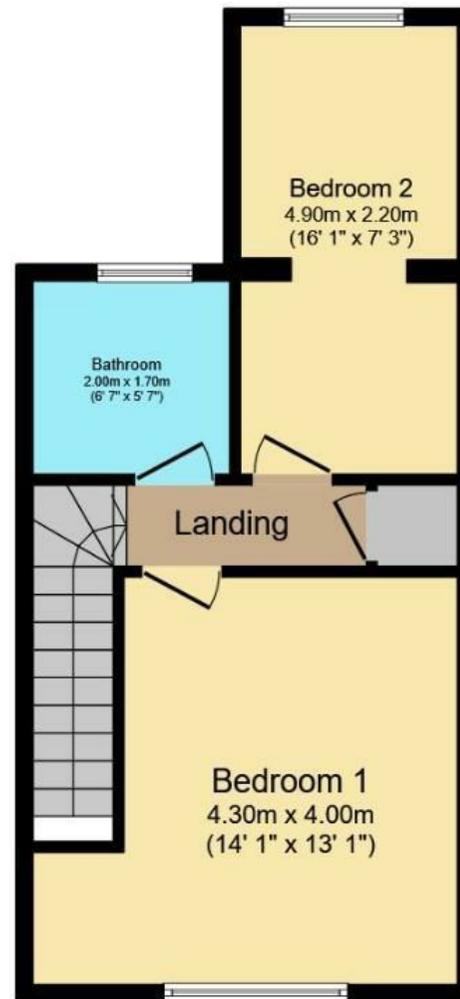
The modern bathroom adds a touch of luxury to your daily routine, providing a refreshing oasis within your own home. Outside, the beautifully presented rear garden beckons you to enjoy the outdoors, with a garden home office offering a tranquil space to work or unwind.

Located in a highly sought-after residential area, this property on Walkley Road is a true gem waiting to be discovered. Don't miss the opportunity to make this charming house your new home sweet home.

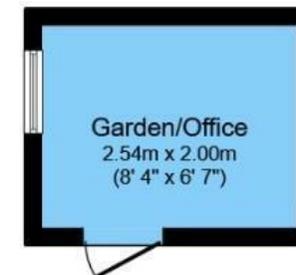
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Ground Floor



First Floor



Outbuilding

Total floor area 73.8 sq.m. (795 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

TENURE

This property is Freehold.

RATING ASSESSMENT

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

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









