



HUNTERS®
HERE TO GET *you* THERE

43 Blake Street, Walkley, Sheffield, S6 3JQ

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Offers Around £180,000

| FOUR BEDROOMS | VACANT POSSESSION | Nestled in the vibrant heart of Walkley on Blake Street, this mid-terrace house presents an excellent opportunity for families and professionals alike. With no upper chain, this four-bedroom home is ready for you to make it your own.

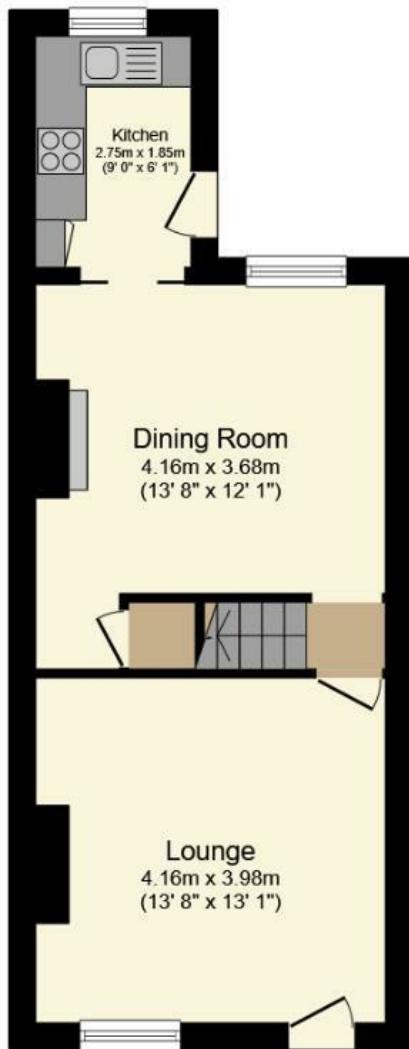
Upon entering, you are greeted by a welcoming front-facing lounge, perfect for relaxing or entertaining guests. The spacious dining room at the rear offers the perfect space for family meals and gatherings, seamlessly connecting to an off-shot kitchen that leads out to a private, level garden. This outdoor area is predominantly laid to lawn, providing a tranquil retreat for outdoor activities or simply enjoying the fresh air.

The property boasts a vaulted cellar accessible from the dining room, offering additional storage or potential for conversion, depending on your needs. The first floor features three well-proportioned bedrooms, complemented by a family bathroom, ensuring ample space for everyone. Ascend to the second floor, where you will find a further bedroom, ideal for guests or as a home office.

To the front of the property, a forecourt adds to the curb appeal, while the rear garden enhances the overall charm of this delightful home. With excellent access to local amenities and the city centre, this property is perfectly positioned for those seeking convenience and community.

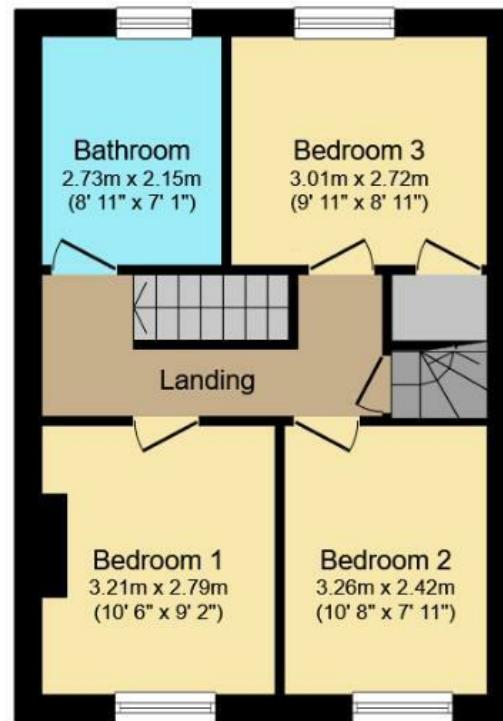
This is a wonderful opportunity to acquire a spacious family home in a sought-after location. Do not miss your chance to view this property and envision the possibilities it holds.

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sheffieldcrookes@hunters.com | www.hunters.com



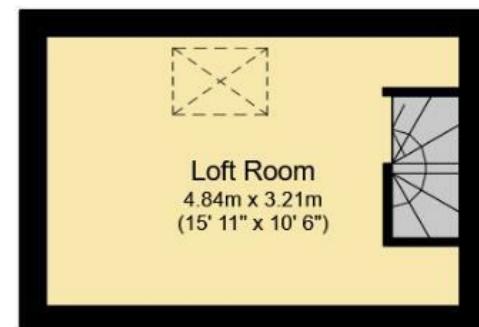
Ground Floor

Floor area 42.0 sq.m. (452 sq.ft.)



First Floor

Floor area 41.6 sq.m. (447 sq.ft.)



Second Floor

Floor area 15.8 sq.m. (170 sq.ft.)

Total floor area: 99.3 sq.m. (1,069 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

GENERAL REMARKS

TENURE

This property is Leasehold with a term of 800 years from 29th September 1854 and a ground rent charge of £2.13 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.

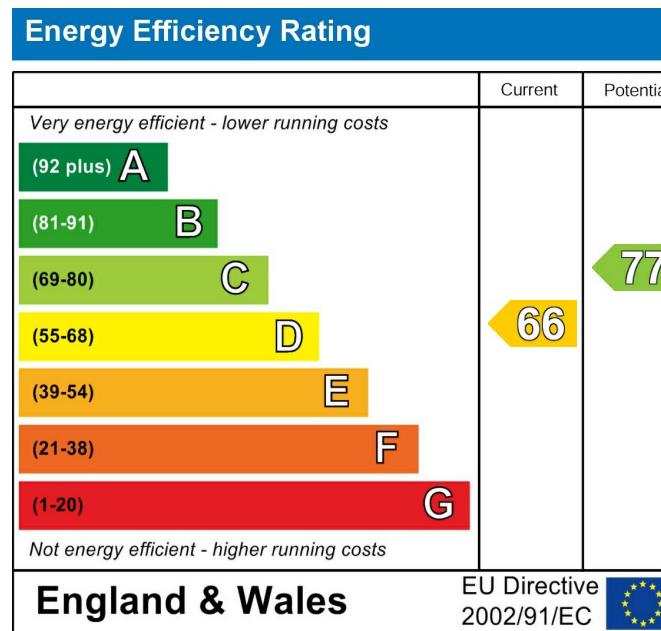
MORTGAGE FACILITIES

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

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.









