



HUNTERS
FOR SALE
0114 266 6626

HUNTERS®
HERE TO GET *you* THERE

128 Bell Hagg Road, Walkley, Sheffield, S6 5DB

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Asking Price £185,000

| LOW MAINTENANCE GARDEN | DESIRABLE LOCATION | Nestled in the sought-after area of Walkley, on Bell Hagg Road, this chain-free, mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two spacious double bedrooms, making it ideal for couples, small families, or even as a rental investment.

Upon entering, you are welcomed into a front-facing lounge, which features a delightful fire surround and a living flame gas fire, perfect for cosy evenings. The dining kitchen, located at the rear, is well-equipped and leads to an inner lobby that provides access to the ground floor bathroom, complete with a shower over the bath for your convenience. Access to the useful cellar via the kitchen.

The first floor comprises a master bedroom that overlooks the front of the property, alongside a further double bedroom at the rear, which benefits from additional storage space. This thoughtful layout ensures that both bedrooms are generously sized and comfortable.

Outside, the property features a gated fore garden, providing a pleasant entrance, while the rear patio area offers stunning views to the north of Sheffield, making it an ideal spot for outdoor relaxation or entertaining guests.

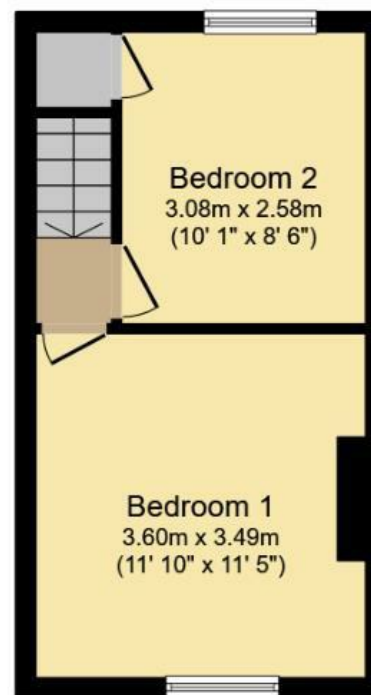
With its prime location just a short distance from Rivelin, this home is perfectly positioned to enjoy the local amenities and the vibrant community that Walkley has to offer. This property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to make it your own.

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Ground Floor

Floor area 29.1 sq.m. (314 sq.ft.)



First Floor

Floor area 23.6 sq.m. (254 sq.ft.)

Total floor area: 52.7 sq.m. (567 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 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

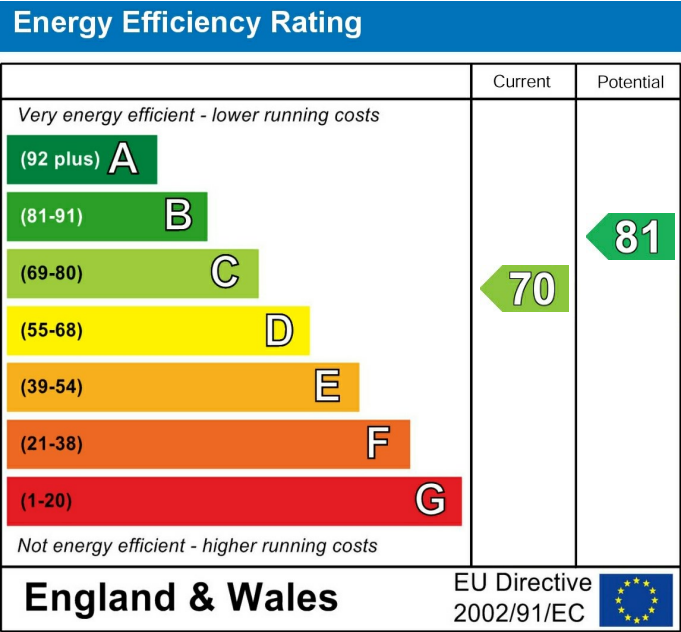
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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

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.









