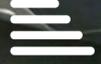




HUNTERS[®]

HERE TO GET *you* THERE

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Bole Hill Road, Walkley, Sheffield

£239,950

HUNTERS[®]
HERE TO GET *you* THERE

Hunters Crookes are delighted to offer to the open market this three bedroom mid townhouse, having off street parking and SPECTACULAR UNINTERRUPTED VIEWS. Appealing to growing families and first time buyers alike, the property is ideally located for the Bole Hill Recreational Grounds and cycle track, Rivelin Valley nature trail, local shops, supermarkets and schools. Entry via a gate leading in to the front garden with patio enjoying the morning sun and access via the front door into the entrance porch. Door to the kitchen diner with a good range of wall and base units, integrated electric oven and companion gas hob with extractor over. Space and plumbing for dishwasher. Useful pantry cupboard. Inner lobby having stairs down to the garage plus stairs rising to the first floor. Bright and spacious lounge offering outstanding views to the rear. Master bedroom on the first floor overlooking the rear with excellent views. Further double bedroom with storage at the front and a single bedroom which is currently used as office space. Bathroom comprising panelled bath with shower over, wash basin and W/C. The lower ground floor has integral garage with an electric door and plumbing for a washing machine. Access to the rear garden. A shared drive leads from the front to the hard standing at the rear. Decked seating area with balustrade, ideal for garden furniture to sit in an evening and enjoy the delightful scenery.

GENERAL REMARKS

It has been noted that there is Japanese Knotweed on the perimeter of the property.

TENURE The property is Leasehold 800 Years From 25 March 1970.

RATING ASSESSMENT

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

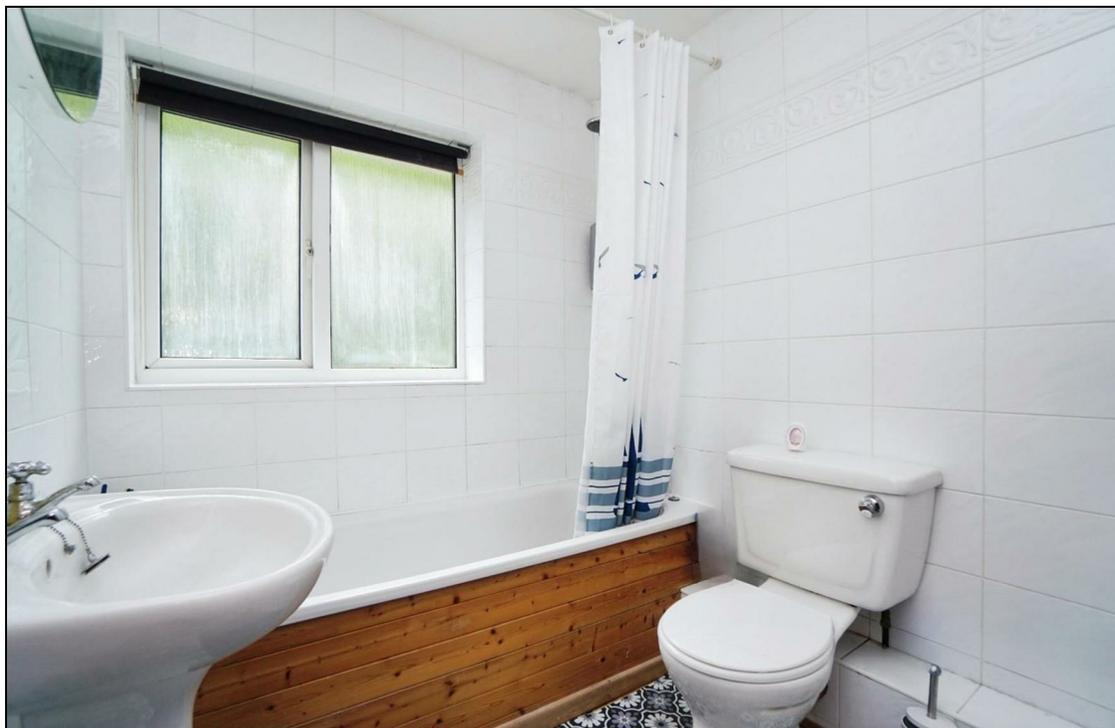
208 Crookes, Sheffield, South Yorkshire, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com

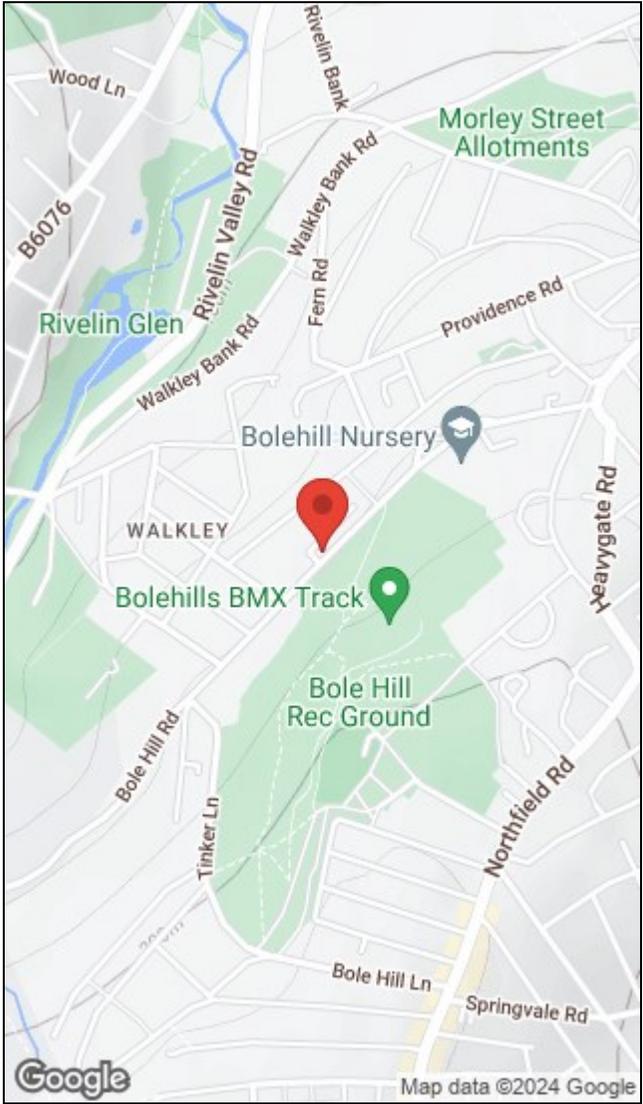


KEY FEATURES

- THREE BEDROOM MID TOWN HOUSE
 - INTEGRAL GARAGE
 - EXCELLENT LOCATION
 - REAR DECKED SEATING AREA
- OUTSTANDING PANORAMIC VIEWS TO THE REAR
- DINING KITCHEN WITH INTEGRATED OVEN
 - EPC RATING C







| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 84 | |
| | | 69 | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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