



Bole Hill Road Walkley Sheffield S6 5DE
Guide Price £270,000

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GUIDE PRICE £270,000-£280,000 Enjoying panoramic views to the rear and Bole Hill Park and woodland to the front is this three bedroom townhouse which benefits from a front garden, a rear decked seating area, uPVC double glazing and gas central heating. Situated in this popular residential area near to Bolehills, Rivelin Valley Natural Trail, along with the convenience of local amenities, schools and with easy access to Sheffield City Centre. Well presented throughout, the living accommodation briefly comprises, front uPVC entrance door and porch which opens into the kitchen/diner with underfloor heating. The kitchen has a modern and contemporary range of wall, base and drawer units with a contrasting oak worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven and dishwasher. There is plumbing for a washing machine. A door opens into an inner lobby with access into the generously proportioned lounge with two windows allowing lots of natural light and perfect for enjoying the spectacular views. From the kitchen, access to a staircase which descends to the lower ground floor and a multi-purpose room which is currently used a snug/cinema room/office and has fitted cupboards, a work station and has uPVC French doors which open to the rear. To the first floor you will find access into the loft space, the three bedrooms and the bathroom. Double bedroom one has a large window making this a bright and airy space. Double bedroom two has a fitted storage cupboard over the stairs. The bathroom comes with a four piece suite including shower enclosure, bath, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM TOWNHOUSE
- STUNNING VIEWS
- FRONT & REAR GARDENS
- OFF-ROAD PARKING
- LOUNGE & KITCHEN/DINER
- MULTI-PURPOSE ROOM TO THE LOWER GROUND FLOOR





OUTSIDE

A gate opens to a fully enclosed garden, a central path and steps lead to the front entrance door. Pedestrian and vehicular access to the rear of the property provides off-road parking and leads to a patio and wooden decked terrace which takes in the fabulous views. The garden does continue and this could be landscaped.

LOCATION

Situated in the sought after area which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools. 5 minutes walk from Bole Hills, a beautiful park with a huge playground, overlooking the picturesque Rivelin River Valley and Peak District.

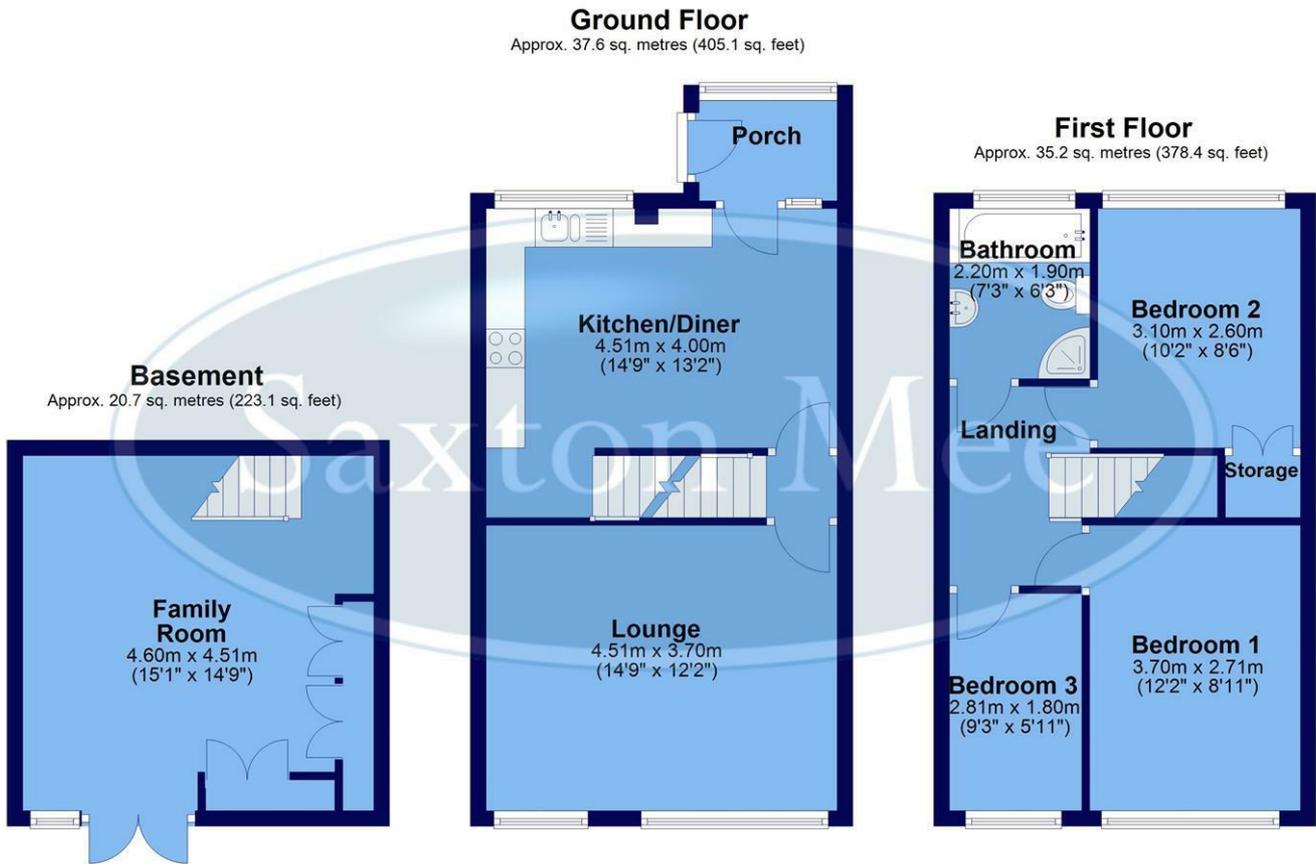
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1970. The property is currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 93.5 sq. metres (1006.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	86		

Energy Efficiency Rating Legend:

- A (92-101): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:

- A (81-91): Very environmentally friendly - lower CO₂ emissions
- B (69-80)
- C (55-68)
- D (39-54)
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- F (1-20): Not environmentally friendly - higher CO₂ emissions

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