

Saxton Mee



Bole Hill Close Walkley Sheffield S6 5ED
Guide Price £160,000



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Sheffield S6 5ED

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GUIDE PRICE £160,000-£170,000 ** ALLOCATED PARKING SPACE ** Situated on the first floor of this sought after residential development is this immaculately presented, two bedroom apartment with stunning views over the Rivelin Valley and beyond. The property is well suited to a first time buyer, professional couple or investor landlord alike and benefits from uPVC double glazing and gas fired central heating, having a recently installed combination boiler. The accommodation briefly comprises: Inner entrance hall with secure intercom entry system. Two good sized bedrooms to the rear. The dining kitchen has a ranged of fitted units at wall, drawer and base level with complementary work surface above incorporating the sink and space for appliances including a washing machine and fridge/freezer. Integrated oven with gas hob and extractor hood above. The lounge is situated to the front of the property enjoying the fabulous far reaching views with Juliet balcony, TV connection and broadband point.

An early viewing is advised not to miss out on this fantastic property, call Saxton Mee today to book your viewing appointment.

- TWO GOOD SIZED BEDROOMS
- MODERN KITCHEN AND BATHROOM
- JULIET BALCONY WITH STUNNING VIEWS
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS





OUTSIDE

One allocated parking space and communal grounds with space to sit out, drying area and bin store. A Juliet balcony from the property enjoys fabulous views.

LOCATION

Bole Hill Close is located on the cusp of both Walkley and Crookes taking advantage of excellent local amenities, regular transport links and easy access to the City Centre and beyond. The location of Apt 32 is well suited to those looking to downsize or for a first time buyer / professional couple. Reputable local schools can be found close by. Easy access to the universities and teaching hospitals. Beautiful open countryside within walking distance as well as the Bole Hills Park.

MATERIAL INFORMATION

Tenure: Leasehold.

Council Tax Band:

Ground Rent: £30 P/A.

Lease Length: 125 years from 2000.

Service Charge £81.50 P/M.

VALUER

Lewis T. Hughes 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.

Approx. 51.4 sq. metres (553.4 sq. feet)



Total area: approx. 51.4 sq. metres (553.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Stocksbridge

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

| Environmental Impact (CO ₂) Rating | Current | Potential |
|--|-------------------------|-----------|
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | |
| England & Wales | EU Directive 2002/91/EC | |