

Saxton Mee



Bole Hill Close Walkley Sheffield S6 5ED
Guide Price £150,000



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Sheffield S6 5ED

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GUIDE PRICE £150,000-£155,000 ** NO CHAIN ** A larger than average, two bedroom first floor apartment located in this sought after development in the heart of Walkley enjoying stunning views over the valley. The property is offered for sale with immediate vacant possession and benefits from gas fired central heating and uPVC double glazed windows. Briefly, the accommodation comprises: Communal entrance hallway. Inner hallway with secure intercom entry system and doors lead to all rooms. Spacious bathroom with bath and shower above, wash basin, central heating radiator and W.C. Kitchen/diner with a range of wall, drawer and base units, integrated fridge and freezer, space for a washing machine, integrated oven with hob and extractor hood above. Lounge to the front with fantastic far reaching views, with TV and broadband connection via the phonline. Two spacious bedrooms. Access to the loft space is from the hallway. EPC rating: C.

- TWO GOOD SIZED BEDROOMS
- ALLOCATED PARKING
- STUNNING VIEWS
- COMMUNAL GARDENS
- NO ONWARDS CHAIN





OUTSIDE

Accessed via a private, sweeping driveway is an allocated parking space for one vehicle and further visitors parking. Communal lawns and planted borders for residents to enjoy.

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 2 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.

TENURE DETAILS

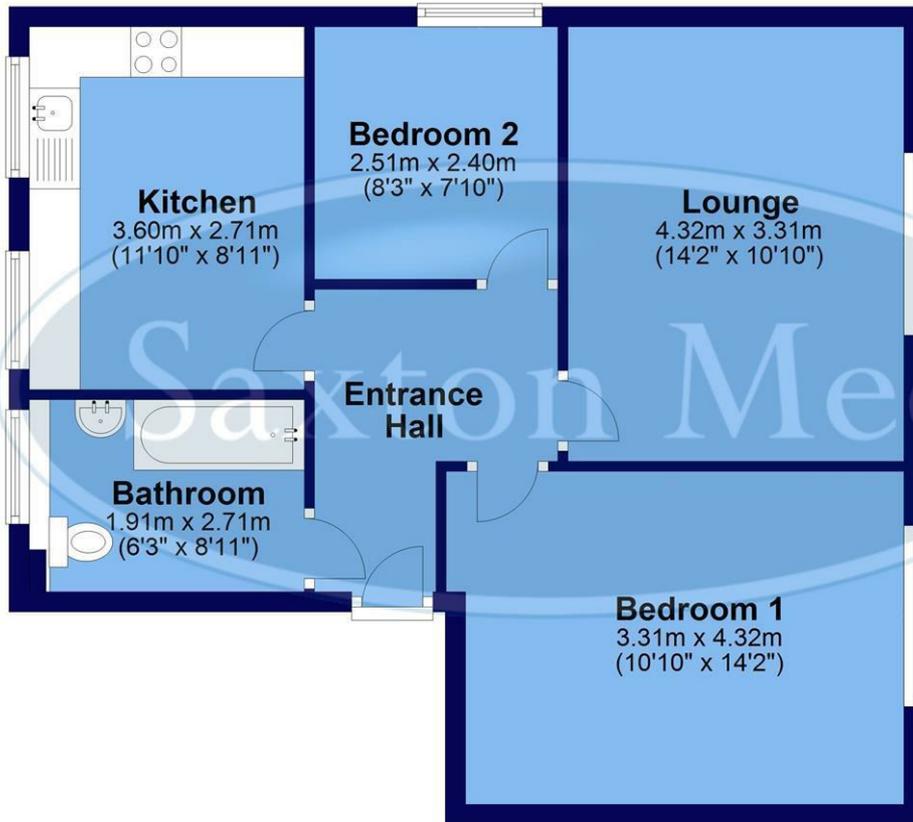
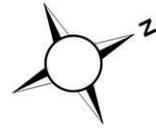
We are informed by our client that the property is held on a 125 year lease from 2000, with an annual ground rent of £30 and a monthly service charge of £81.50.

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. 57.4 sq. metres (618.3 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 sq. feet)

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
England & Wales		76	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		79	80
EU Directive 2002/91/EC			