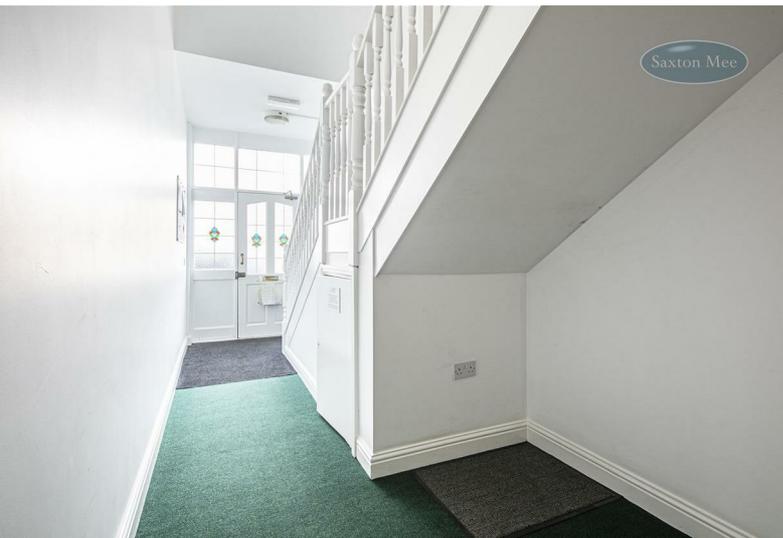


Saxton Mee

Saxton Mee



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



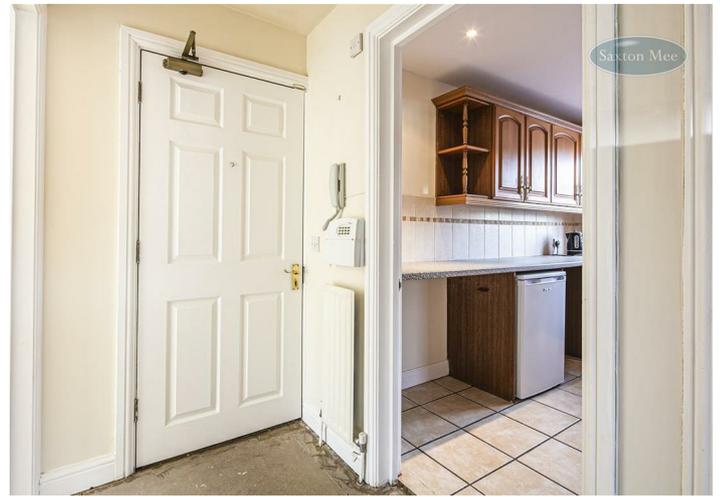
Bole Hill Close

Sheffield S6 5ED

Guide Price £150,000

GUIDE PRICE £150,000-£155,000 ** GROUND FLOOR FLAT ** NO CHAIN ** Ideal for a first time buyer or those looking to downsize and enjoy life on one level is this spacious two bedroom apartment situated in this popular residential development in Walkley, Sheffield 6. The property has uPVC double glazing and gas fired central heating throughout. Briefly, the living accommodation comprises: communal entrance hallway. Inner entrance hallway with secure intercom entry system. Lounge to the front with front facing window allowing for an array of natural light with TV point and broadband connection. Fitted kitchen with a range of wall, drawer and base units with work surface above incorporating the sink and drainer with mixer tap. Integrated cooker and gas hob with extractor above. Integrated freezer. Space for a fridge and washing machine. Two good sized bedrooms. Family bathroom with bath and shower above, wash basin and W.C.

- TWO GOOD SIZED BEDROOMS
- ALLOCATED PARKING
- GROUND FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- REGULAR TRANSPORT LINKS
- CLOSE TO WALKLEY AND CROOKES AMENITIES





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 11 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.

NOTE

Please note there are currently no floor coverings in the property. Our client is willing to carpet the property between exchange and completion at the buyers cost and by separate negotiation.

LEASE 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.

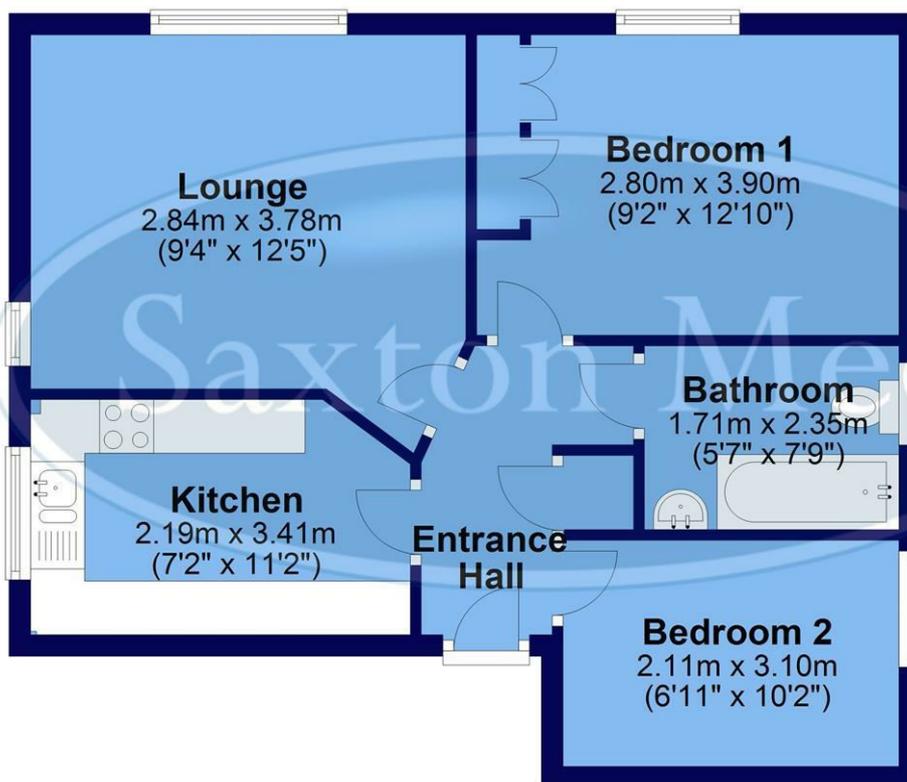
VALUER

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.

Ground Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



Total area: approx. 48.7 sq. metres (524.0 sq. feet)

Crookes
Hillsborough
Stocksbridge

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

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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	75	77
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B	78	80
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	