



Walkley Bank Road Walkley Sheffield S6 5AN
Guide Price £280,000

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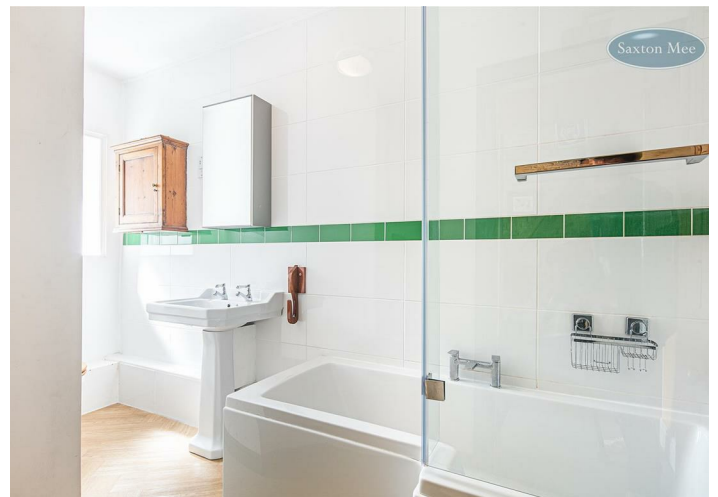
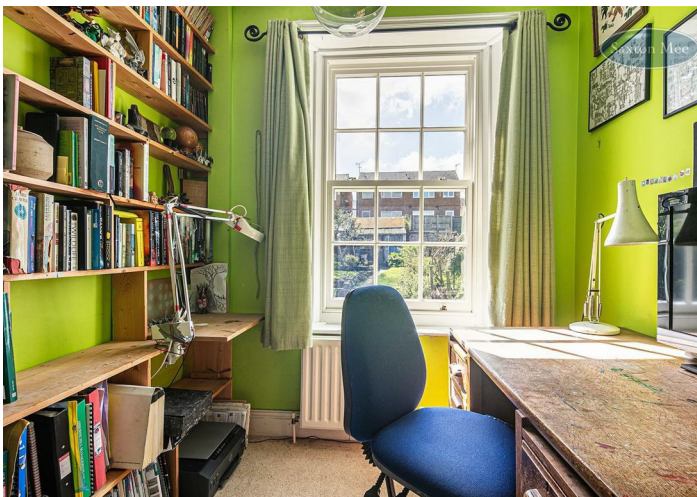
Sheffield S6 5AN

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GUIDE PRICE £280,000-£290,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Viewing is essential to appreciate this much larger than average, stone built, three bedroom cottage style terrace which enjoys attractive views and benefits from a fantastic sized south facing rear garden, gas central heating and some recently installed double glazed sash windows. In brief, the living accommodation comprises front door which opens into the entrance lobby and the lounge, which is currently being used as a dining room which has a cast iron stove inset in the chimney breast, there is coving to ceiling and a ceiling rose. Oak flooring runs through two open doorways into the kitchen which has a range of units with a work top. Space for a double electric oven along with housing and plumbing for a dishwasher and washing machine. There is a double glazed stable door and the original sash window. Steps lead to the cellar. A staircase rises to the first floor landing with access into a large bedroom that has dual aspect windows and is currently used as a sitting room, two further bedrooms and a well appointed bathroom. The well proportioned sitting room has a double glazed front window enjoying the attractive views along with full height windows to the rear. The bedroom to the front aspect is a good size double and has a front facing window and a storage cupboard. Bedroom two overlooks the rear and is currently used as an office. The bathroom comes with a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin. A further staircase rises to the second floor and a mezzanine level with fitted storage and two occasional bedrooms, all with Velux windows.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER
- SOUTH FACING REAR GARDEN
- LARGE OUTBUILDING
- VERSATILE LIVING
- CELLAR & STORE ROOM
- FANTASTIC LOCATION WITH EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS
- PUBLIC TRANSPORT LINKS
- LOCAL SCHOOLS & EXCELLENT AMENITIES CLOSE-BY





OUTSIDE

Double doors and a single door open to a storage space. The excellent size tiered garden is south facing and comprises of lawn areas, the old outside toilet, and a variety of fruit trees/plants including apple, grape, gooseberries, red currant, and rhubarb. There is a large outbuilding currently used as a workshop and bar that has electric and lighting.

LOCATION

Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket on nearby South Road, some great local independent shops at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

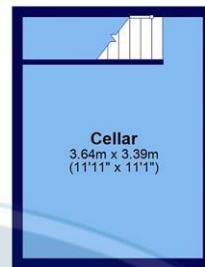
Greg Ashmore MNAEA

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.

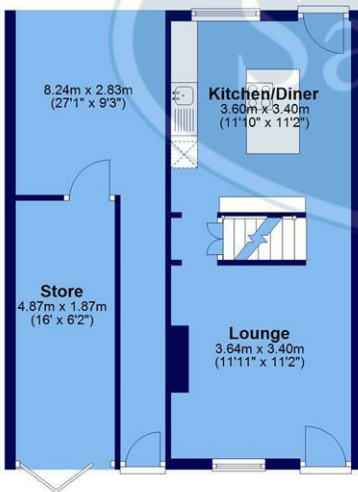
Outbuilding
Approx. 35.2 sq. metres (378.4 sq. feet)



Cellar
Approx. 15.4 sq. metres (165.5 sq. feet)



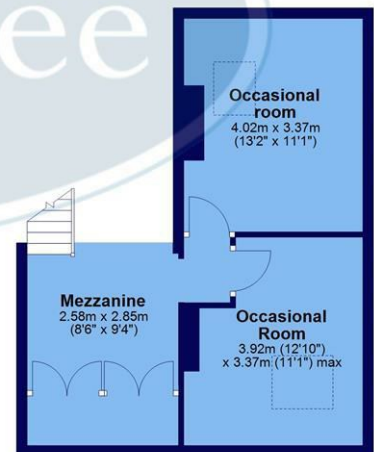
Ground Floor
Approx. 28.0 sq. metres (301.4 sq. feet)



First Floor
Approx. 52.1 sq. metres (560.9 sq. feet)



Second Floor
Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 168.4 sq. metres (1812.9 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	59

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