

Saxton Mee

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Hoole Street Walkley Sheffield S6 2WS
Offers Around £175,000

St Luke's
Sheffield's Hospice

Hoole Street

Sheffield S6 2WS

Offers Around £175,000

**** NO CHAIN ** IN NEED OF COMPLETE MODERNISATION **** Set back from the road and having a private rear garden is this three bedroom end terrace which benefits from double glazing and gas central heating. The property is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. Located in this sought after area with amenities, schools, public transport links and easy access into Sheffield City Centre. Set over three levels, the living accommodation briefly comprises, side door which opens into the entrance lobby with access into the lounge and the kitchen/diner. The lounge has a bay window to the front along with a fireplace, high skirting boards and coving to the ceiling. The kitchen/diner is a good size and has a rear entrance door. From the entrance lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one is a good size double and has an under stair storage cupboard. Bedroom two overlooks the rear garden. The bathroom has a three piece suite but this in need of replacing. A further staircase rises to the second floor and attic double bedroom three with a front dormer window.

- EARLY VIEWING ADVISED
- IN NEED OF COMPLETE MODERNISATION
- THREE BEDROOM END TERRACE
- LOUNGE WITH BAY WINDOW
- GOOD SIZE KITCHEN/DINER
- PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the rear is a private garden.

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 just along the street, 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 Leasehold with a term of 800 years running from the 25th September 1871.

The property is Council Tax Band A.

VALUER

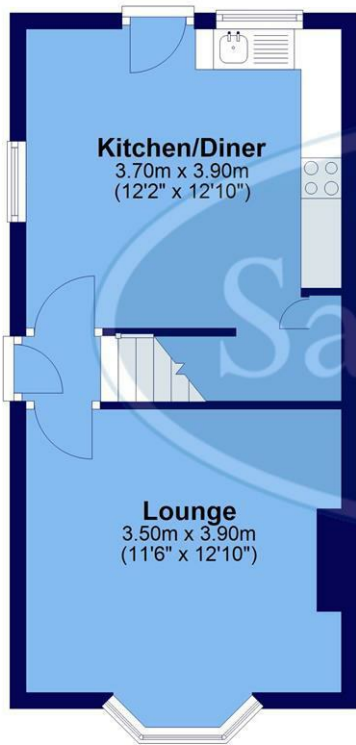
Chris Spooner

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. 32.2 sq. metres (346.6 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Second Floor

Approx. 21.0 sq. metres (225.6 sq. feet)



Total area: approx. 85.2 sq. metres (916.7 sq. feet)

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

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		
	(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	

Current: **81** (Green)

Potential: **43** (Orange)

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