



Walkley Street Walkley Sheffield S6 2WT
Price Guide £250,000

Walkley Street

Sheffield S6 2WT

Price Guide £250,000

GUIDE PRICE £250,000-£260,000 ** FREEHOLD ** Enjoying impressive views is this deceptively spacious, three bedroom terrace property enjoys a rear garden and benefits from Hive controlled gas central heating and uPVC double glazing throughout.

Set over four levels (including the cellar) the living accommodation is well presented and tastefully decorated, comprising a front door which opens into the lounge which has the original ceiling coving and rose, a gas stove with an oak surround and marble hearth. A door then opens into an inner lobby with access into the kitchen/diner with wood-effect flooring and a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring gas hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a dishwasher and space for a fridge freezer. A useful pantry provides access to the cellar via a trapdoor. Off the kitchen, there is a door opening to an off shot utility providing excellent storage, plumbing for a washing machine and the gas central heating boiler which was installed in 2022 (operated via HIVE).

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. By sharing the space over the alley, the property benefits from larger than average rooms on the first floor. Double bedroom one to the front has an under stairs cupboard and space for furniture. Bedroom two is a large single/small double to the rear aspect. The spacious bathroom has a white suite including a separate shower enclosure, bath, WC and wash basin.

Stairs rise to a large attic bedroom that has useful eaves storage, fitted cupboard, a dormer window and fabulous views.

- DECEPTIVELY SPACIOUS THREE BEDROOM TERRACE
- LOUNGE, KITCHEN/DINER & OFF-SHOT UTILITY
- NEW GAS BOILER
- CELLAR
- FOUR PIECE SUITE BATHROOM
- QUIET RESIDENTIAL ROAD
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- WELL PLACED FOR AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

The garden to the rear has a lawned area, vegetable beds and a small patio seating area.

LOCATION

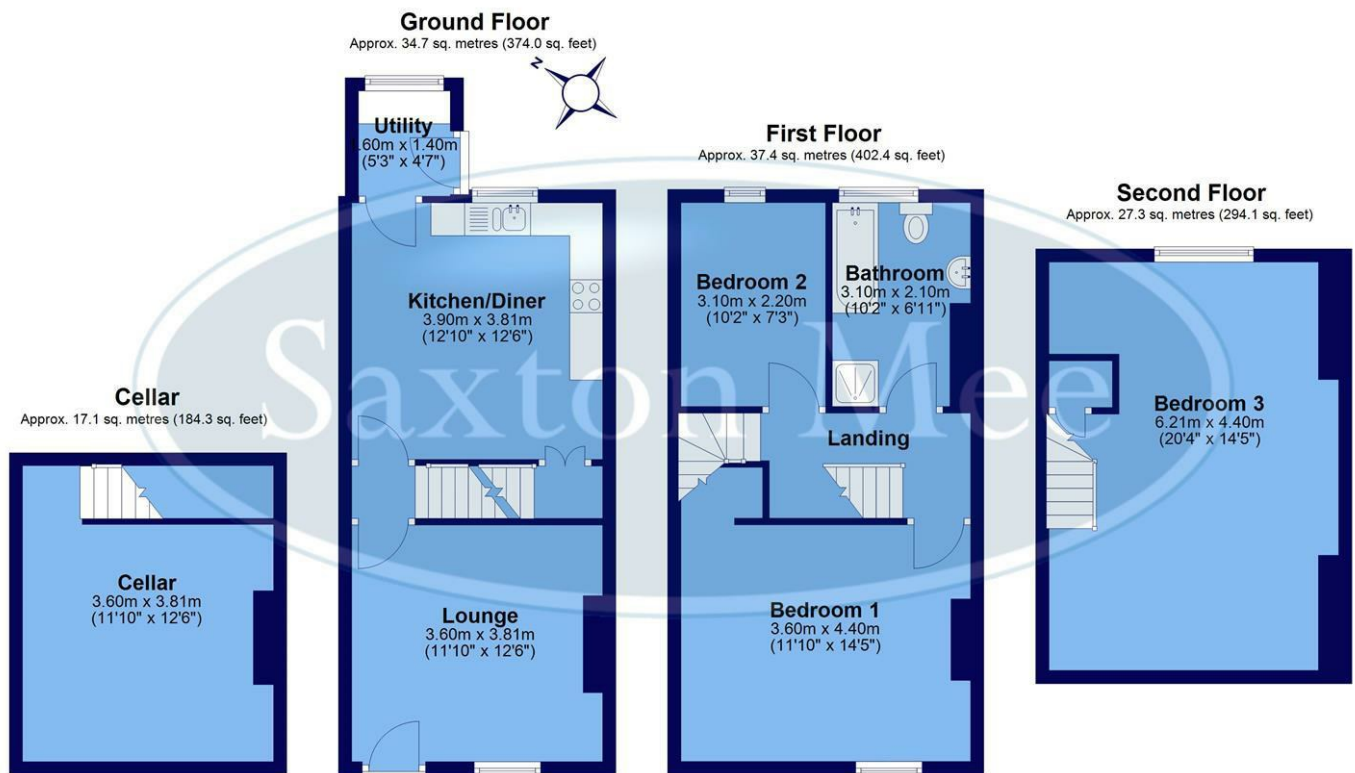
Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket on nearby South Road, some great 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

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.



Total area: approx. 116.6 sq. metres (1254.7 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	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		60	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		52	85
England & Wales		EU Directive 2002/91/EC	