

Walkley Bank Road Walkley Sheffield S6 5AJ  
Offers Around £200,000



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**\*\*TWO DOUBLE BEDROOMS \*\* SOUGHT AFTER LOCATION\*\* IDEAL FIRST TIME BUY \*\***

This beautifully presented, stone fronted, two double bedroom mid terraced house would make an ideal first time buy. Located within the popular and highly sought after area of Walkley, the property is conveniently positioned for easy access to the city centre, various University campuses and hospitals, as well as being within a short journey to the Peak District. It benefits from a modern décor throughout including a modern kitchen and bathroom. briefly the accommodation on the ground floor comprises a lounge to the front aspect which features a coal effect gas stove with an oak mantle and tiled hearth; a shaker style fitted kitchen which has a gas hob and an integrated electric oven. The first floor has a double bedroom to the front aspect, a 2nd double bedroom to the rear aspect, a bathroom that has a white suite with a shower over, and a spacious landing area which is currently used as a study area. The property also benefits from a cellar space, and has potential for a loft conversion subject to the normal building consents.

- IDEAL FIRST TIME BUY
- STONE FRONTED MID TERRACE
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- MODERN FITTED KITCHEN
- USEFUL CELLAR SPACE
- POTENTIAL FOR LOFT CONVERSION
- SOUGHT AFTER LOCATION
- CLOSE TO EXCELLENT AMENITIES
- SHORT DISTANCE TO RIVELIN VALLEY







## OUTSIDE

To the rear is a south facing private yard which is currently extremely low maintenance although has potential to be landscaped to your own personal taste.

## LOCATION

Located within the highly sought after area of Walkley which has an excellent range of local shops and supermarkets as well as good links to Crookes, Crookesmoor and Broomhill which are all found within one mile. There is easy access to the City Centre either via regular bus services, or the tram that runs via Hillsborough. It's also handy positioned for the various University campuses and main City Hospitals.

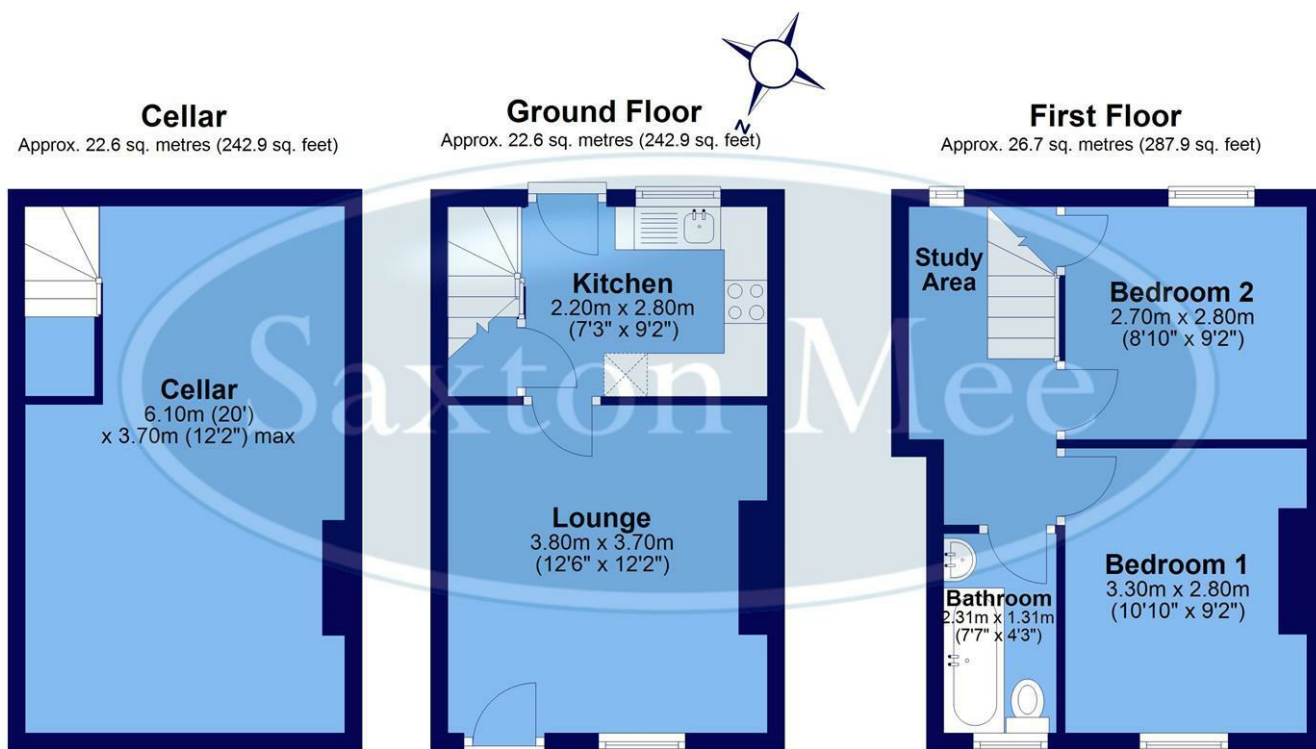
## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1937. The property is currently 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.



Total area: approx. 71.9 sq. metres (773.6 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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