

Saxton Mee



**Hoole Street Walkley Sheffield S6 2WR**  
**Offers Around £200,000**

**St Luke's**  
Sheffield's Hospice

# Hoole Street

Sheffield S6 2WR

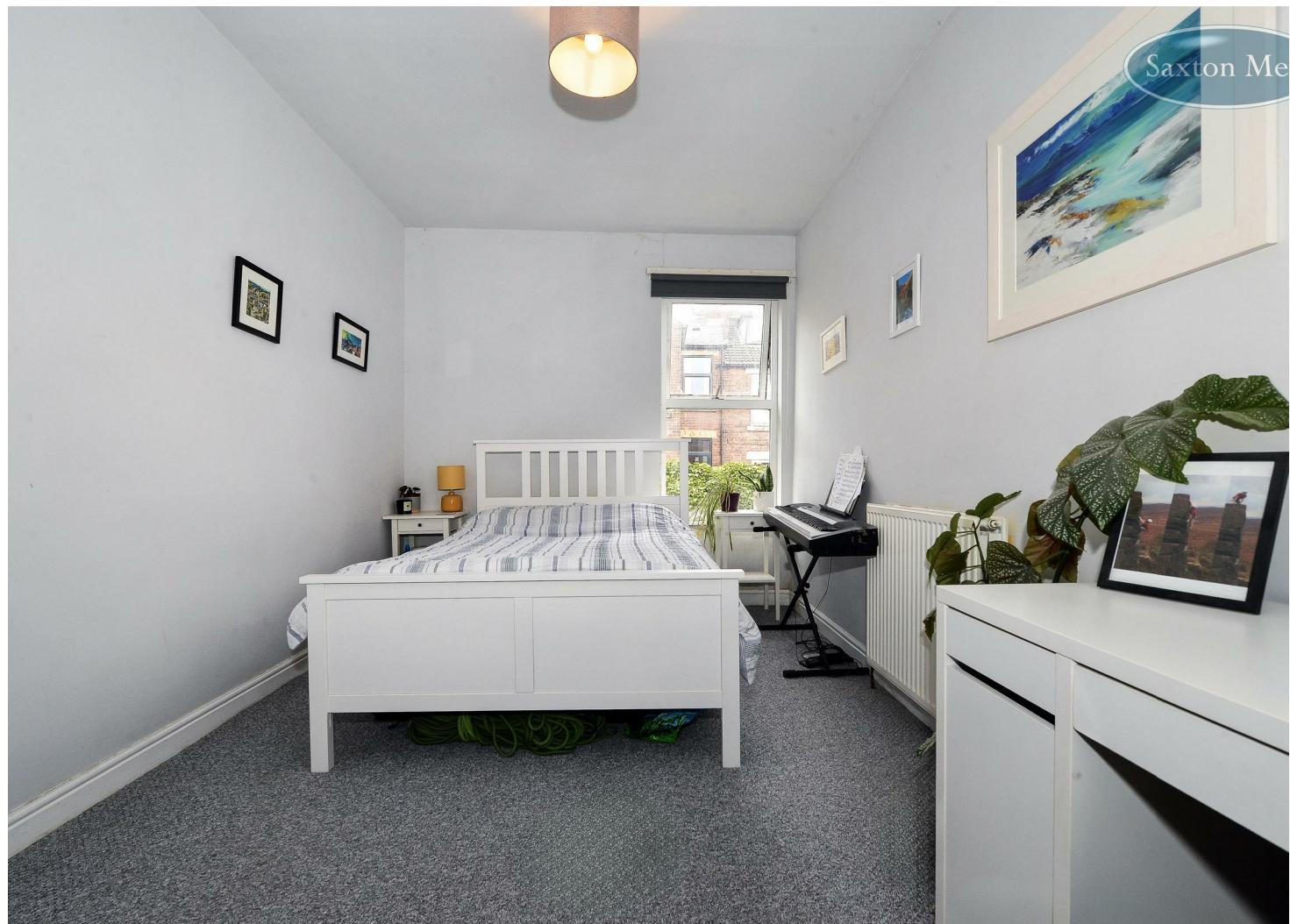
Offers Around £200,000

**\*\* NO CHAIN \*\* FREEHOLD \*\*** Located in this popular residential area is this well presented, two large double bedroom terrace property which has a rear garden and benefits from going over the passageway and gas central heating. Situated in one of the area's most sought after residential areas within close proximity to all that South Road has to offer with excellent amenities, transport links and easy access to Sheffield City Centre.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a newly fitted front composite door into the lounge with fitted shelving either side of the chimney breast and engineered oak flooring which continues into the inner lobby and through to the kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, space for a fridge freezer and the wall mounted gas boiler. There is a rear composite stable entrance door and access to the cellar head with a trap door and steps descending to the cellar offering useful storage.

From the inner lobby, a staircase rises to the first floor landing with access into the insulated loft space, the two double bedrooms and the good sized bathroom. The principal is a large double bedroom to the front aspect with space for furniture. Large double bedroom two is to the rear aspect and has a walk-in wardrobe area. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED, TWO LARGE DOUBLE BEDROOM TERRACE PROPERTY
- LOUNGE & KITCHEN/DINER
- USEFUL CELLAR
- GOOD SIZED BATHROOM
- REAR GARDEN
- POPULAR RESIDENTIAL AREA
- AMENITIES, PUBLIC TRANSPORT & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- FREEHOLD & NO CHAIN





## OUTSIDE

A low wall encloses a front forecourt which sets the property back from the road. Steps and a path lead to the front entrance door. Shared access leads to the rear garden with a lawn and a brick built outbuilding.

## 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.

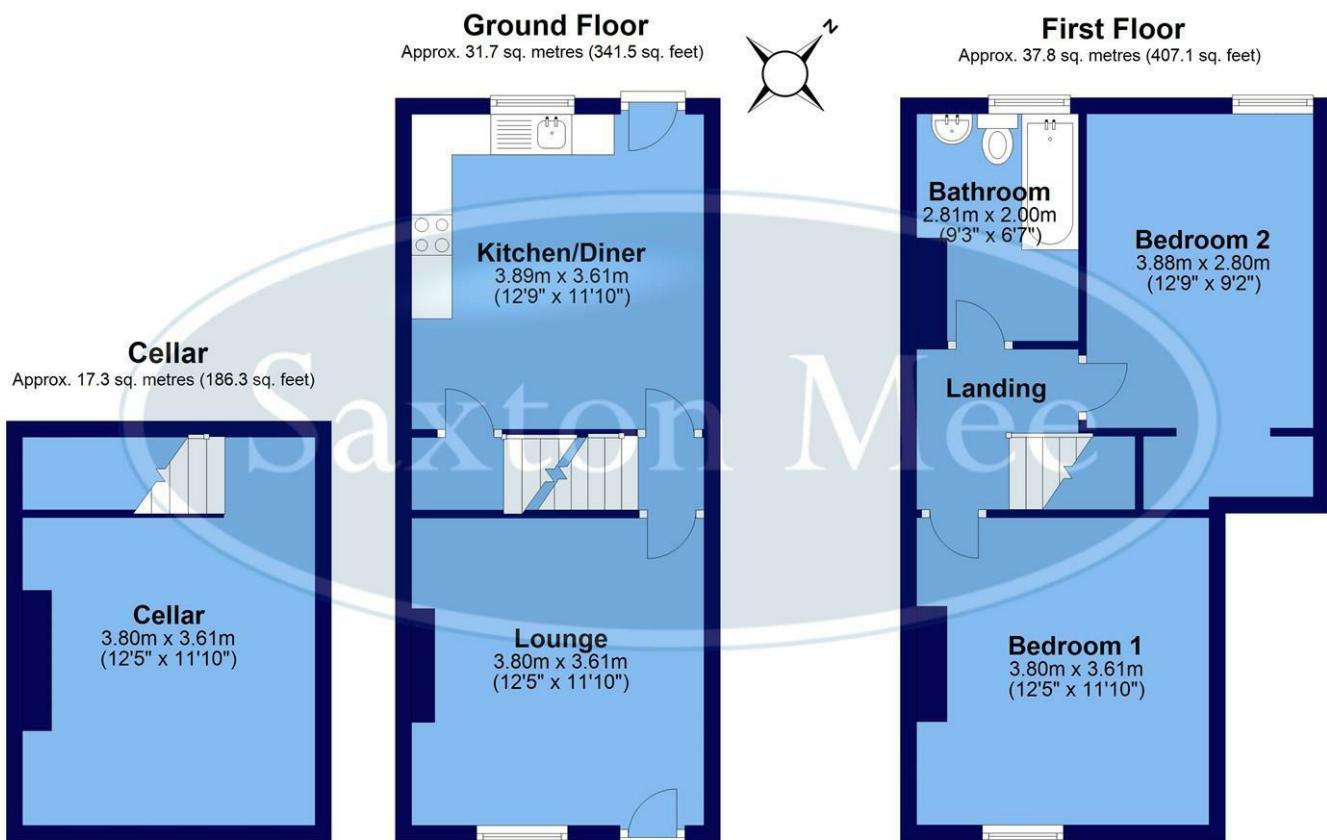
## MATERIAL INFORMATION

The property is 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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current Potential
(B1-B1) B	88
(C2-C9) C	
(D5-D8) D	62
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	Current Potential
(B1-B1) B	
(C2-C9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	