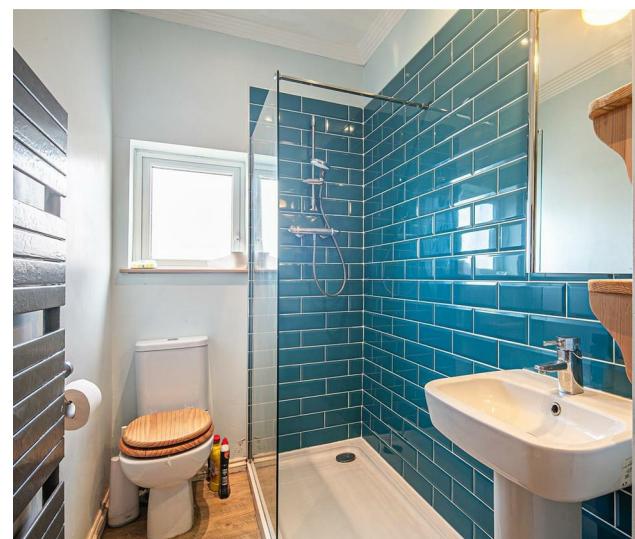


Saxton Mee



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

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

# Walkley Bank Road

Sheffield S6 5AL

Offers Around £200,000

Offered for sale with NO CHAIN is this three bedroom, stone fronted terrace property which is ideal for a first time buyer or those looking to downsize. The property has been recently decorated in neutral tones but has potential to improve and is situated in a popular residential area with easy access to amenities, schools, good transport links, the city centre, universities and hospitals.

Set over four levels (including the cellar) the living accommodation briefly comprises: enter through a front door into the lounge with the original ceiling coving, laminate wood floor and a fireplace with a gas fire and back boiler. A door then opens into the inner lobby with access into the kitchen/diner with bespoke fitted units with chestnut doors and solid Oak worktops. Integrated electric oven, gas hob, and a freestanding washing machine included. Doors open to a cellar head and the rear courtyard.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the shower room. Double bedroom one is to the front aspect with pleasant views, a useful understairs cupboard, and a built in wardrobe/cupboard. Bedroom two is a good size to the rear aspect which has views over the city, a built in desk and shelving. The contemporary shower room has a large walk-in shower, heated towel rail and vinyl floor.

Stairs rise to the attic bedroom which has built in cupboards, shelving, access to the eaves, and a Velux window to the front aspect, and an electric wall heater.

- NO CHAIN
- STONE FRONTED
- THREE BEDROOMS
- DINING KITCHEN
- NEUTRAL DÉCOR
- RECENTLY RE-DECORATED
- IDEAL FIRST TIME BUY
- POTENTIAL TO IMPROVE
- POPULAR LOCATION
- GOOD TRANSPORT LINKS





## OUTSIDE

To the rear is a small courtyard with access via Ibbotson Road.

## 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

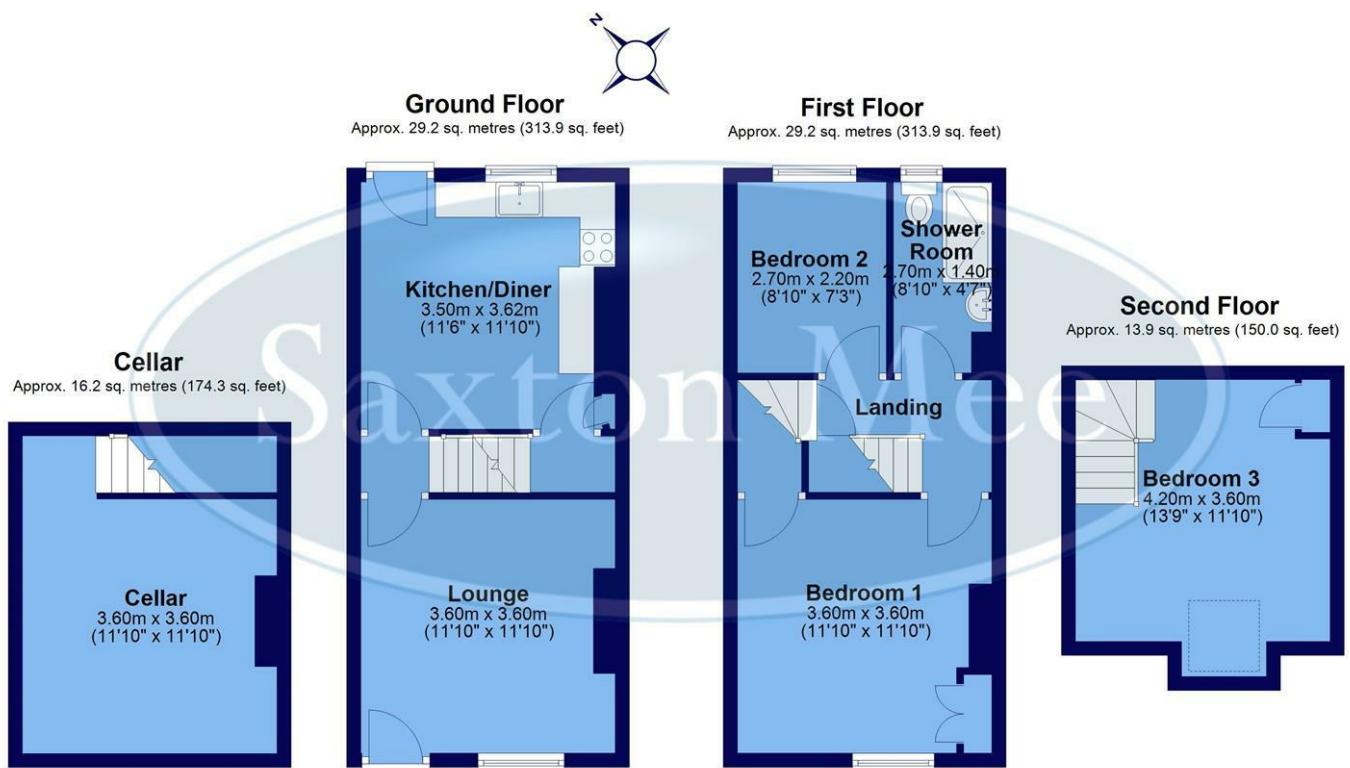
The property is Leasehold with a term of 800 years running from the 25th March 1900.

The property is currently Council Tax Band A.

## VALUER

Chris Spooner ANAEA

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. 88.5 sq. metres (952.1 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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[onTheMarket.com](http://onTheMarket.com)

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

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	
(D5-D8) D	
(D9-E4) E	
(E5-E8) F	
(F1-F8) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	
(D5-D8) D	
(D9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales