



Industry Street Walkley Sheffield S6 2WW  
Offers Around £220,000



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Located on this popular road in the heart of Walkley is this three bedroom terrace property which has a good sized rear garden and benefits from Anthracite double glazing, a recently replaced roof and rewire and gas central heating. The property is well placed for amenities, local schools, transport links and easy access to the city centre, universities and hospitals.

Tastefully decorated in neutral tones, the well presented living accommodation briefly comprises: enter through a front door into the lounge with period features, original coving to the ceiling and a picture rail, while the focal point is the feature fireplace. A door then opens into the inner lobby with access to the kitchen/diner. The kitchen has a range of shaker style units with contrasting wood effect worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and an induction hob along with housing and plumbing for a washing machine. There is a rear entrance door and access to the cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal double bedroom is to the front aspect which has stripped wooden floors, a period style fireplace, and a picture rail. Single bedroom two is to the rear aspect has an ornate fireplace. The bathroom has a white suite which includes a bath with overhead shower, WC and wash basin.

From the landing, stairs rise to an attic style bedroom which has two Velux windows, exposed beams with a vaulted ceiling, and stripped wood floors.

- ROOF REPLACED IN IN 2023
- ELECTRICS REWIRED IN 2021
- WELL PRESENTED
- PERIOD FEATURES
- GOOD SIZED GARDEN TO REAR
- ANTHRACITE DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- POPULAR LOCATION
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUY







## OUTSIDE

To the front is a forecourt which sets the property back from the road. To the rear is a good sized garden which is elevated and comprises a large planting bed, a patio seating area, and access to a brick-built outbuilding via the rear of the neighbours 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

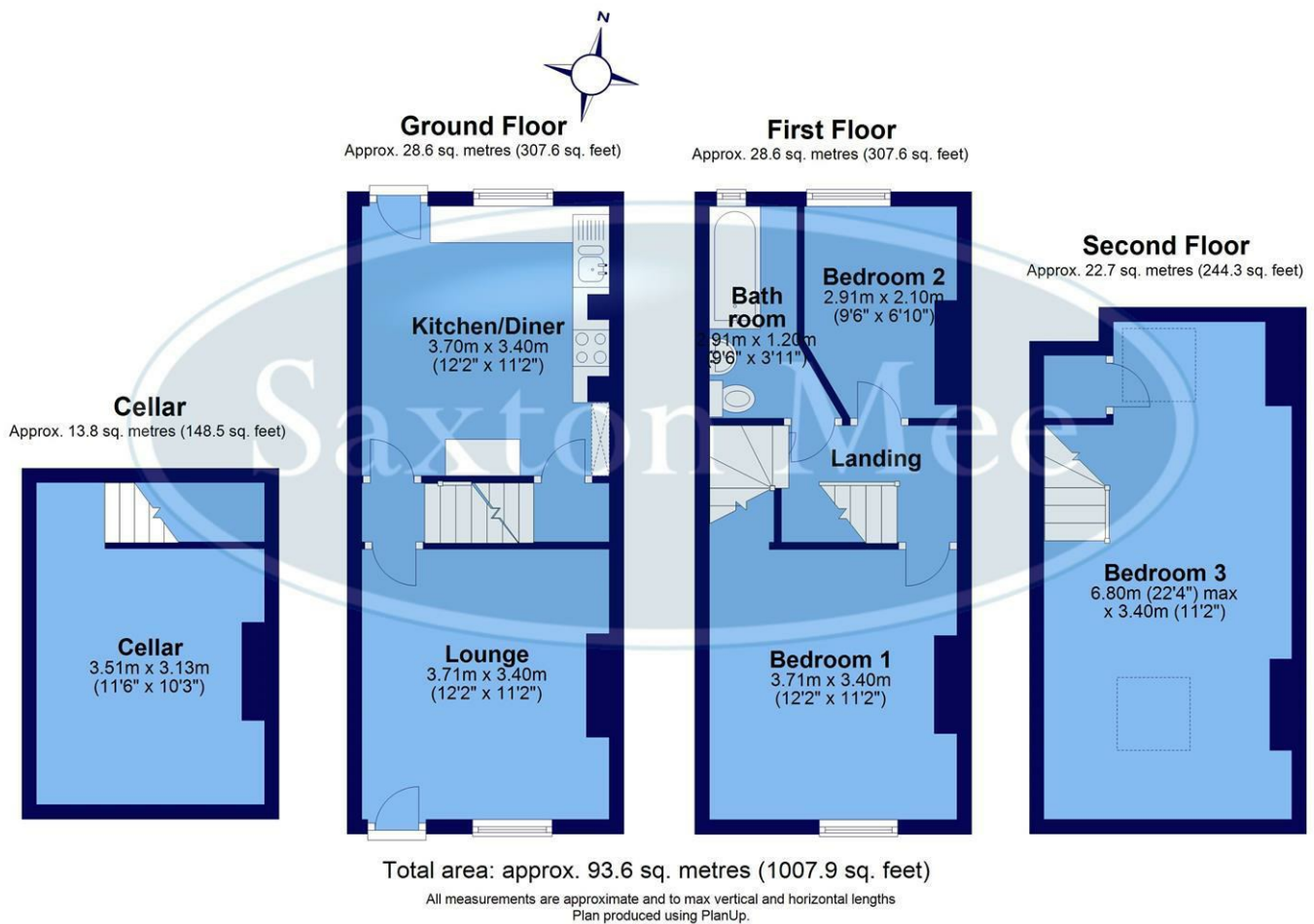
The property is Leasehold with a term of 800 years running from the 29th September 1894.

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.



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