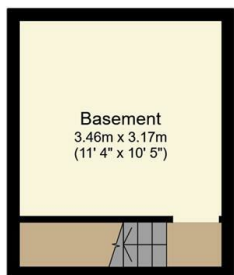




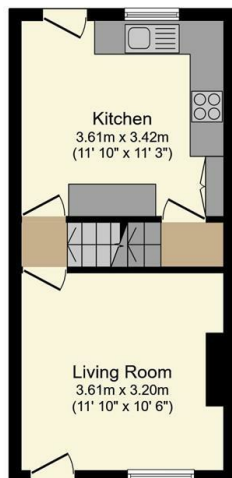
## 175 Industry Street, Walkley, Sheffield, S6 2WX

Asking Price £250,000

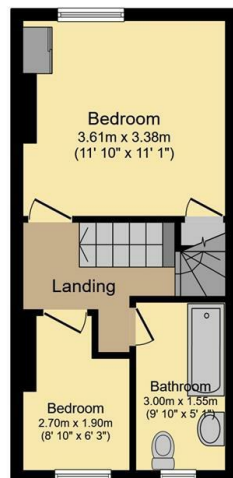
- Beautiful mid-terrace
- Cosy living room with wood burning stove
- Perfect for a first-time buyer
- Three bedrooms
- Private south-east facing rear garden
- Short walk to local shops and cafes
- Stunning dining kitchen
- Freehold
- Walking distance to the city centre and Kelham Island



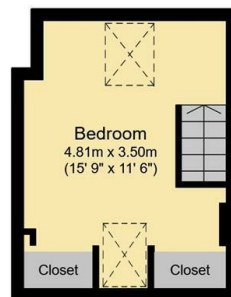
**Basement**  
Floor area 15.8 m<sup>2</sup> (170 sq.ft.)



**Ground Floor**  
Floor area 28.9 m<sup>2</sup> (311 sq.ft.)



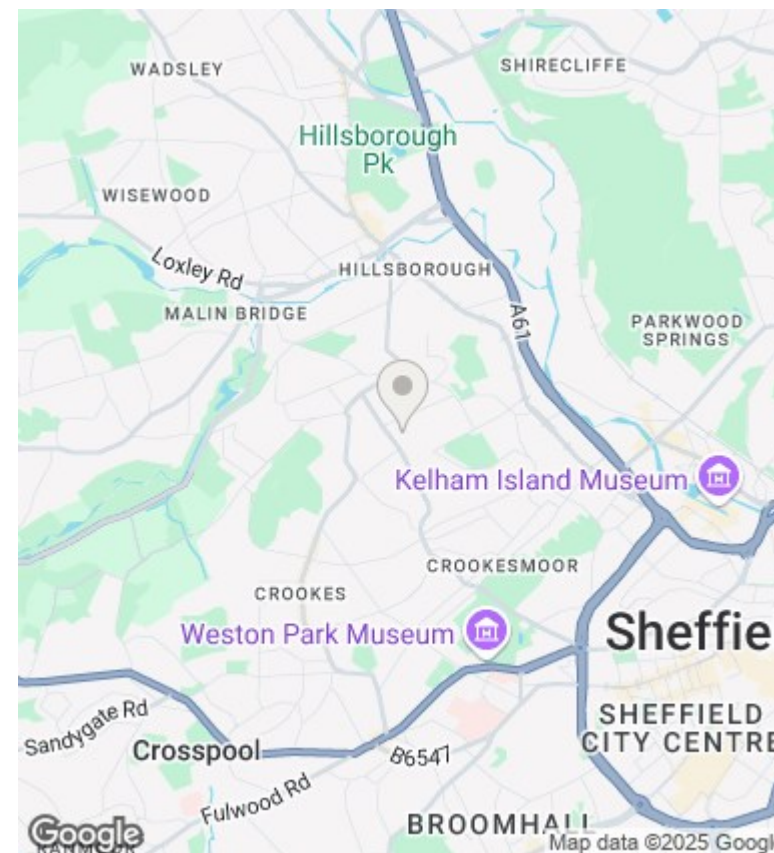
**First Floor**  
Floor area 28.9 m<sup>2</sup> (311 sq.ft.)



**Second Floor**  
Floor area 16.8 m<sup>2</sup> (181 sq.ft.)

**TOTAL: 90.5 m<sup>2</sup> (974 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	