







437 Walkley Bank Road

Walkley • Sheffield • S6 5AQ

Guide Price £230,000 - £240,000

Attractive stone fronted, 2 double bedroom mid terraced property a stone's throw from Rivelin Valley. A popular location with excellent transport links and woodland outlook. Features double glazing, combination gas central heating, spacious bedrooms, modern dining kitchen and mature garden. Perfect for first time buyers. Freehold. A cosy front facing lounge is complemented by warm, neutral décor and decorative feature fireplace housing a log burning stove. Overlooking the rear garden is a spacious dining kitchen fitted with modern shaker style units, topped with wood effect worktops including integrated fridge, oven and electric hob. Further freestanding white goods are available as part of the sale. Providing trap door access to the cellar and offering ample space for a dining table. The first floor comprises a generously proportioned front facing double bedroom complemented by a woodland outlook and walk in storage, presented in modern tones. A flexible landing area offers a multitude of uses, currently utilised as a sitting area which takes advantage of the beautiful garden outlook. The bathroom is equipped with a 3-piece white suite and overhead rainfall shower. Stairs rise to the second floor creating a superb dual aspect double bedroom, filled with natural light, courtesy of front and rear Velux windows, offering storage and access to the eaves. Externally a communal passageway leads to a raised, southerly facing mature rear garden, filled with established planting and attractive stone wall. Situated in an extremely popular area, well-served by local shops and amenities in Hillsborough and Walkley. Located close to reputable schools, recreational facilities, public transport, and access links to the city centre, hospitals and universities. Ideally positioned in walking distance from Rivelin Valley and on the doorstep to the Peak District.





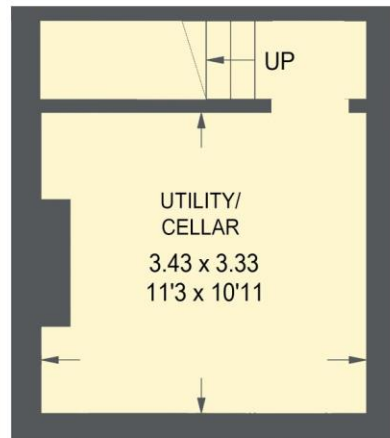
- Attractive Stone Fronted Mid Terraced House
- Stone's Throw from Rivelin Valley
- 2 Spacious Double Bedrooms
- Modern Kitchen & Bathroom
- Cosy Lounge with Log Burning Stove
- Generous Dining Kitchen & Cellar
- Mature Southerly Facing Rear Garden
- Woodland Outlook
- Freehold
- Council Tax Band A, EPC Rating D



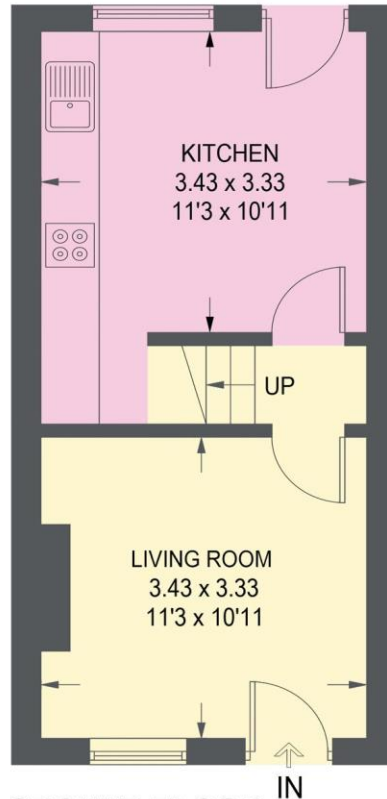
437 WALKLEY BANK ROAD

APPROXIMATE GROSS INTERNAL AREA = 101.0 SQ M / 1087 SQ FT

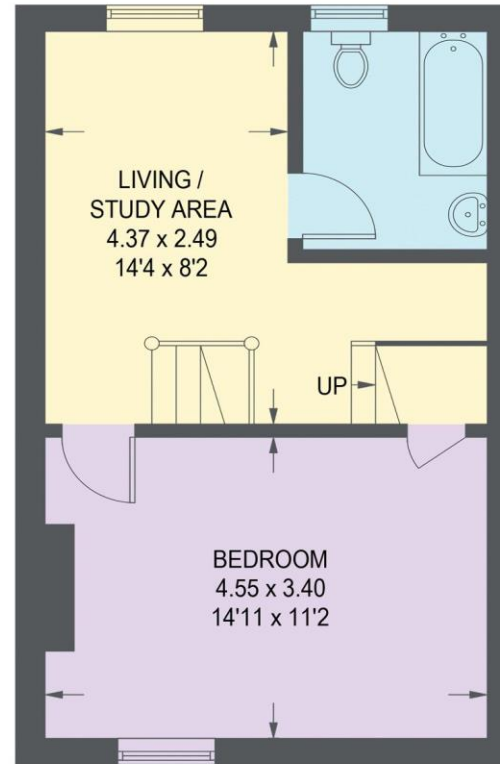
CELLAR = 11.4 SQ M / 114 SQ FT



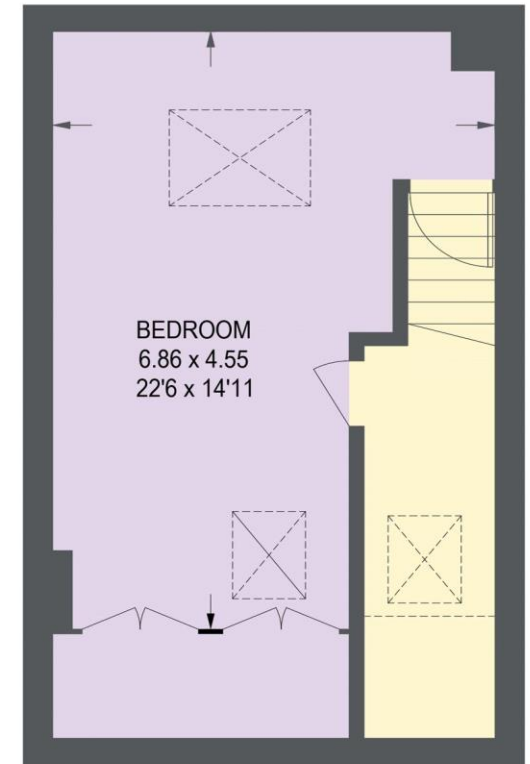
CELLAR
11.4 SQ M / 114 SQ FT



GROUND FLOOR
27.4 SQ M / 294 SQ FT



FIRST FLOOR
36.8 SQ M / 396 SQ FT



SECOND FLOOR
36.8 SQ M / 396 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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