







167 Bell Hagg Road

Sheffield • South Yorkshire • S6 5DA

Guide Price £210,000 - £220,000

Beautifully presented 2-bedroom stone built terraced house in Walkley, S6 within walking distance of the Bole Hills. Features a partially converted attic room, attractive, enclosed rear garden, recently installed combination boiler and double glazing. Freehold. The front door leads to a cheerful living room complemented by varnished wooden floor and painted brick fireplace. A door provides access to the dining kitchen with ceramic tiled flooring, fitted with a range of wall and base units with wood effect worktops and a part tiled splash back. Integrated appliances include a four ringed gas hob with fan assisted electric oven and extractor hood, fridge and freezer with space and plumbing for washing machine. Under stairs storage with trap door access to cellar. Rear access to the garden and stairs leading to first floor. The first floor comprises of 2 bright and airy bedrooms, a double to the front of the property and bedroom to the rear with a fitted wardrobe housing the combination boiler. Shower room with a walk in double shower furnished in a white suite with part tiling and vinyl effect flooring. Access to the partially converted roof space with pull down loft ladder and rear facing Velux window and radiator. To the rear of the property is a flagged patio area, the rest of the garden is laid predominantly to lawn with matured borders and a further 2-tiered raised decking area. Bell Hagg Road is ideally placed for access to local amenities in Walkey including, pubs, cafes, restaurants and shops on South Road, with direct transport links into the city centre.





- Beautifully Presented Terraced House
- Sought After Location in Walkley, S6
- 2 Good Sized Bedrooms
- Stylishly Presented Throughout
- Combi Boiler & Double Glazing

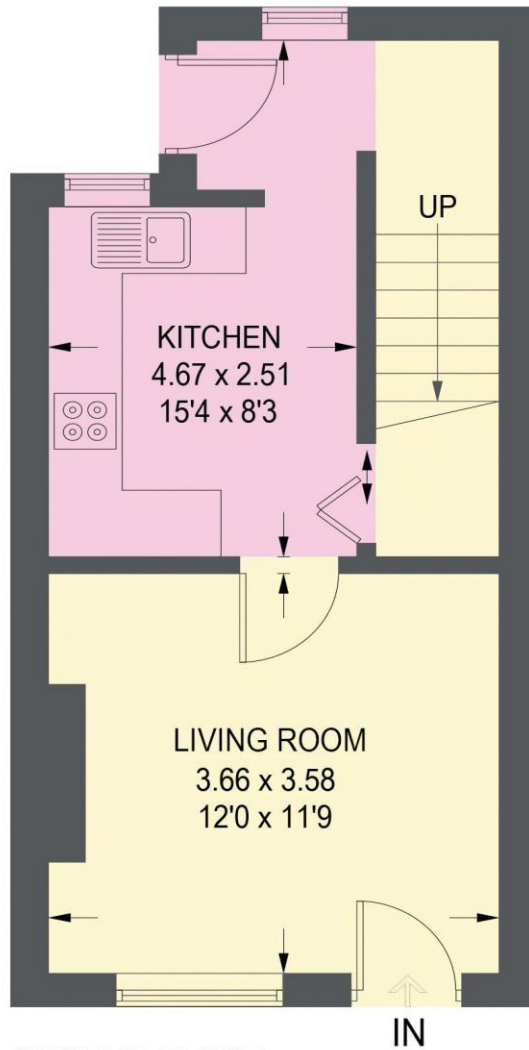
- Partially Converted Attic with Velux Window
- Excellent Local Amenities & Transport Links
- Lawned Garden With Patio & Raised Decking
- Freehold
- Council Tax Band A, EPC Rating D



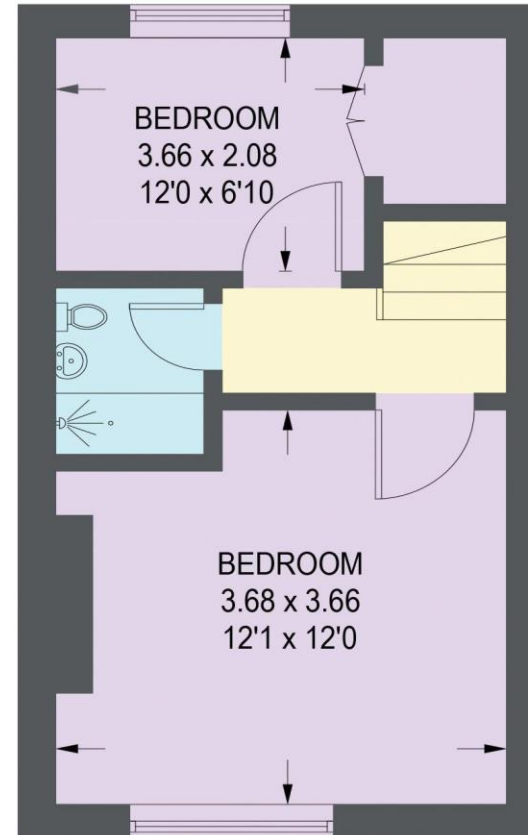


165 BELL HAGG ROAD

APPROXIMATE GROSS INTERNAL AREA = 54.3 SQ M / 584 SQ FT



GROUND FLOOR
29.1 SQ M / 313 SQ FT



FIRST FLOOR
25.2 SQ M / 271 SQ FT

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



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