







12 Boyce Street

Walkley • Sheffield • S6 3JS

Asking Price £240,000

A fabulous 3 double bedroom bay fronted terraced house overlooking Blake Street Nature Park, Walkley, S6. Stylish light and airy accommodation arranged over 4 levels offering superb potential to develop the basement, subject to any necessary consents. Features combination gas central heating, majority double glazing, modern interior and decked terrace adjoining the nature park. The ground level features a simple, neutrally presented bay fronted lounge complemented by log burning stove and wooden sash windows. The dining kitchen offers rear access with elevated aspect over the nature park. Fitted with a range matching units topped with contrasting worktops, incorporating an electric oven, gas hob and fridge with space for a dining table. Stairs descend to the basement locating the bathroom, equipped with a modern 3-piece white suite, utility room leading out onto the decked terrace and a separate storage room. Offering fabulous potential to develop, subject to any necessary consents. The first floor comprises 2 good sized double bedrooms, the main bedroom houses a storage closet over the stairs and both are styled with crisp white walls, vanished wooden floors and feature original fireplaces. From the landing stairs rise to the second floor creating a superb dual aspect double bedroom designed with neutral decor offering access to boarded eaves, ideal for storage. Externally access through a communal passageway is rear door access from an elevated balcony overlooking the nature park. From basement level, a door leads from the utility room to a decked terrace, providing an outdoor space which adjoins the nature park, creating a superb open aspect. Boyce Street is situated close to the City Centre, with excellent transport links including the Supertram network close by and a host of amenities, including Ruskin Park within a short walk. Ideally located for Sheffield Universities and hospitals.





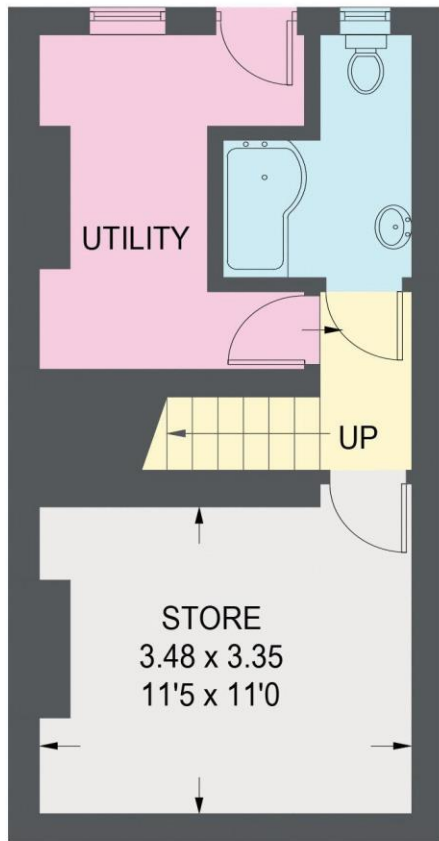
- Bay Fronted Terraced Property
- 3 Double Bedrooms
- Accommodation Over 4 Levels
- Adjoins Delightful Nature Reserve
- Sought After Location in Walkley, S6
- Potential to Develop Basement
- Original Features & Modern Interior
- Gas Central Heating with Combination Boiler
- Lease £12.50 per year, 800+ years left
- Council Tax Band A, EPC Rating E



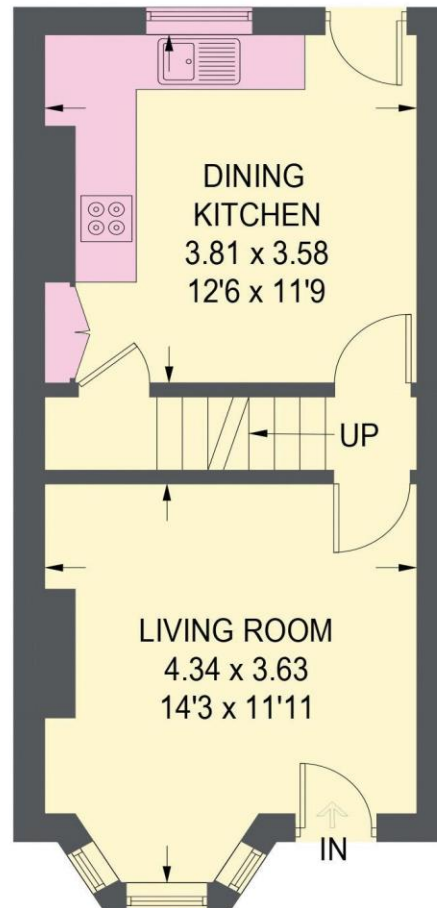


12 BOYCE STREET

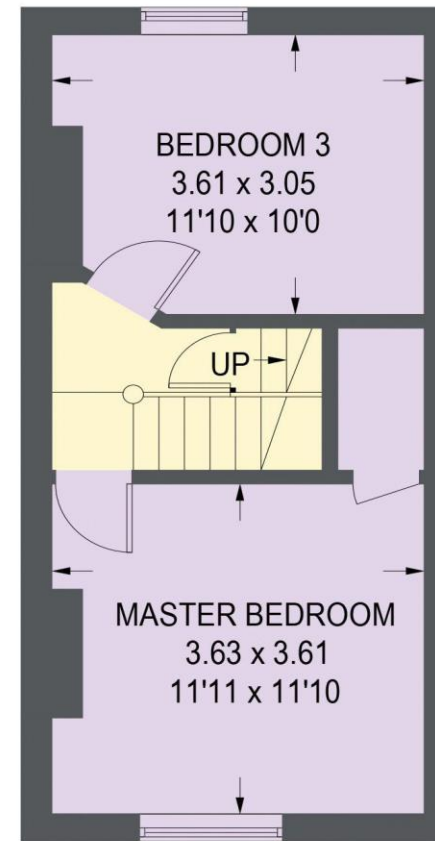
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING EAVES) = 115.2 SQ M / 1241 SQ FT



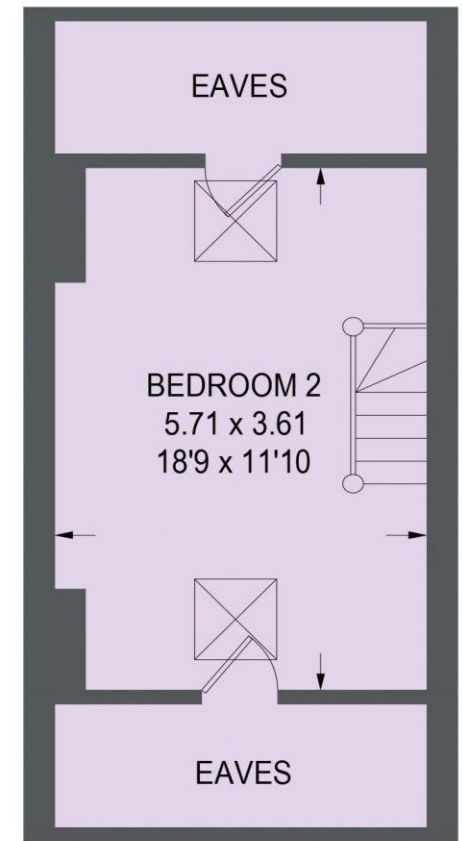
LOWER GROUND FLOOR
31.1 SQ M / 335 SQ FT



UPPER GROUND FLOOR
32.3 SQ M / 348 SQ FT



FIRST FLOOR
31 SQ M / 334 SQ FT



SECOND FLOOR
(EXCLUDING EAVES)
20.8 SQ M / 224 SQ FT

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



haus

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