







St Joseph's Apartment 2

96 Howard Road • Walkley • S6 3RW

Asking Price £275,000

Tucked away in the heart of Walkley, part of the Birkendale Conservation Area, S6 is a 2 double bedroom, duplex apartment located within a grade 2 listed, former Victorian school. Developed in 2006, retaining original features and charm combined with modern interior. The attractive period school house is now occupied with 5 individual, unique properties. A private, gated development featuring allocated parking and private outdoor terrace. Benefits from combination gas central heating, original windows, high ceilings and generously proportioned accommodation. A private entrance opens into the deceptively spacious open plan living area, filled with natural light and focal original windows. The modern kitchen is fitted with a range of shaker style units, contrasting worktops and tiled splashbacks. Integrated appliances include Bosch oven, gas hob and extractor with space for further freestanding appliances, available via separate negotiation. From the living area stairs descend to a lower-level hallway offering a versatile living space ideal for study area. To the rear is a generously proportioned double bedroom incorporating walk in wardrobe / dressing area and stairs ascending to an ensuite bathroom, stylishly tiled featuring floating glass hand wash basin. A further double bedroom providing French windows allows a stream of natural light into the room, alongside an ensuite shower room. Externally a rear courtyard creates a private outdoor space with communal storeroom and allocated parking for 2 vehicles within a secure gated car park. An extremely sought after location, well-served by local shops and amenities with a variety of cafes, restaurants and public houses, schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.





- Duplex Apartment within Grade 2 listed, Victorian School
- Tucked away in the Heart of Walkley, S6
- 2 Double Bedrooms with Ensuite
- Spacious Open Plan Living Area
- Modern Kitchen with Integrated Appliances
- Original Features & Character
- Private Courtyard & 2 Allocated Parking Spaces
- Service charge £142pcm - St Josephs Property Management
- Leasehold 200 years £150pa
- Council Tax Band C, EPC Rating D

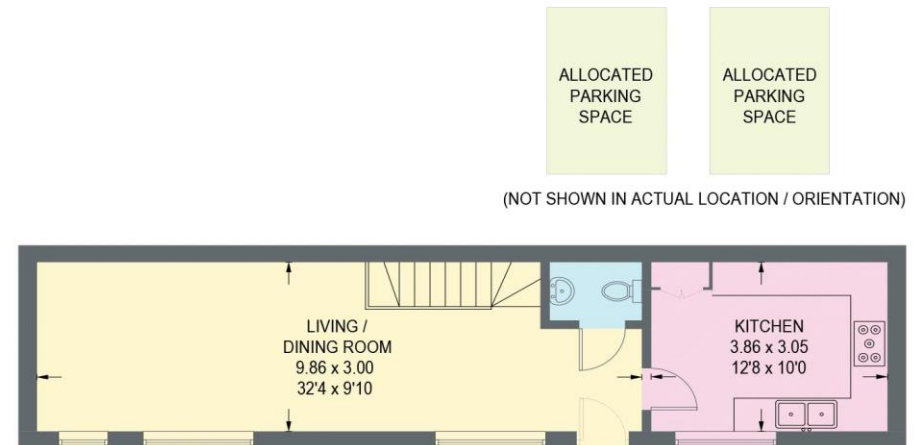


ST JOSEPH'S APARTMENT 2, 96 HOWARD ROAD

APPROXIMATE GROSS INTERNAL AREA = 119.8 SQ M / 1288 SQ FT



LOWER GROUND FLOOR
77.4 SQ M / 833 SQ FT



GROUND FLOOR
42.4 SQ M / 456 SQ FT

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



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