







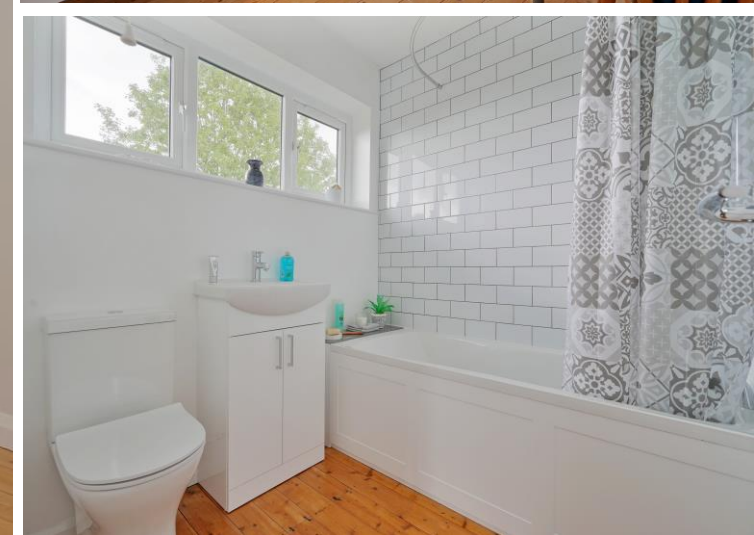
28 Camm Street

Walkley • Sheffield • S6 3TR

Guide Price £220,000 - £230,000

Located in the heart of Walkley is an attractive 2-bedroom semi-detached property, which has undergone a recent refurbishment to include new kitchen and bathroom, replacement windows and doors, modern décor. Features a private, enclosed wrap around garden with patio and allocated parking. Perfect for first buyers, in a sought-after location. The ground floor features a light and airy front facing living room presented in a neutral palette with sanded floorboards. A modern shaker style kitchen with complementary worktops incorporates integrated oven and induction hob, offering space for further freestanding appliances. There is ample room for a dining table beside French doors leading out to the patio area. The first floor comprises a front facing double bedroom complete with generous built in storage and smaller bedroom to the rear, both presented in modern tones and sanded floorboards. The newly installed bathroom is equipped with 3-piece white suite, partially tiled, overhead rainfall shower and chrome heated towel rail. Externally an enclosed, garden wraps around the property providing a private outdoor space, with partial lawn, hardstanding platform ideal for outbuilding and decorative stone seating area. The property benefits from allocated parking directly in front of the gate. Camm Street is well-placed for local shops and amenities within walking distance including a growing café culture, pubs and restaurants. There are good access links to the city centre, hospitals and the universities.





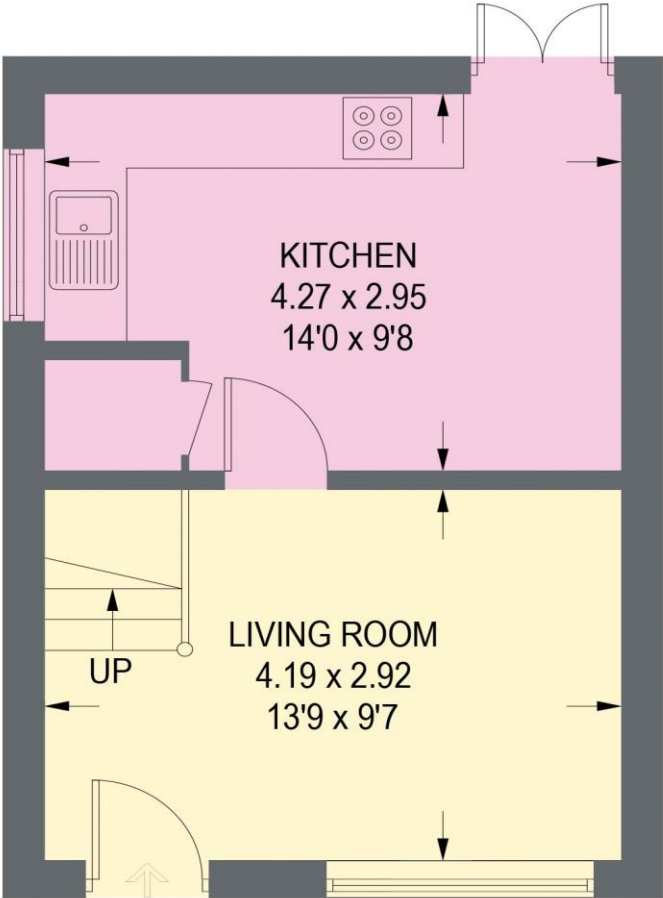
- Stunning Semi-Detached Property
- 2 Good Sized Bedrooms in Modern Decor
- New Kitchen & Bathroom
- Refurbished Throughout
- Spacious Dining Kitchen with French Doors
- Sought After Location in Walkley, S6
- Private Enclosed Wraparound Garden & Patio
- Allocated Parking Space
- Lease 800 years from 24/06/89 Annual Rent £50
- Council Tax Band A, EPC Rating C



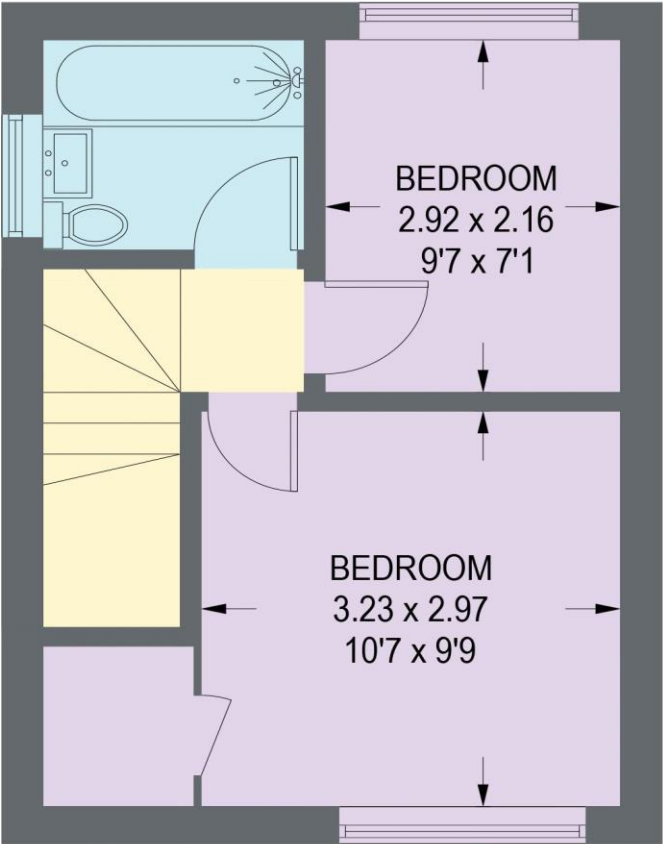


28 CAMM STREET

APPROXIMATE GROSS INTERNAL AREA = 52.3 SQ M / 563 SQ FT



GROUND FLOOR
26.3 SQ M / 283 SQ FT



FIRST FLOOR
26.0 SQ M / 280 SQ FT

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

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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