







40 Duncombe Street

Walkley • Sheffield • S6 3RJ

Guide Price £325,000 - £350,000

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, offering bright and versatile accommodation arranged over three levels. Enjoying a peaceful position just a stone's throw from Ruskin Park, this charming property combines character and modern comfort, featuring a superb rear balcony with far-reaching views, an established landscaped garden, and the convenience of a driveway and detached garage. The property is offered for sale with no onward chain. Entering through a side doorway, the spacious open-plan dining kitchen is filled with an abundance of natural light and delightful garden outlook, enhanced by the rear extension which creates a versatile living and dining area. The kitchen is fitted with a stylish range of wooden units with contrasting worktops, a Rangemaster oven, and integrated appliances including a fridge freezer, dishwasher, and microwave. From here, access is provided to the cellar, offering excellent potential for development or storage. At the front of the property, the cosy living room features period details and a charming coal-effect feature fireplace, making it a perfect space to relax. The first floor hosts a light and airy front-facing double bedroom presented in neutral décor, along with a further double bedroom to the rear which enjoys French doors opening onto a fabulous decked balcony with glass balustrade, a wonderful outdoor extension of the living space. The family bathroom is appointed with a white three-piece suite, partial tiling, and a chrome heated towel rail. Stairs rise to the second floor, revealing an impressive double bedroom or additional living space. With side, front, and rear Velux windows, this room enjoys superb far-reaching views and includes a contemporary ensuite shower room. Externally, the property benefits from a driveway providing off-street parking and a detached garage. The beautifully established rear garden is a true highlight, a tranquil, private haven featuring a variety of mature planting, a pond, dry-stone walling, and an outhouse, creating a charming and restful outdoor retreat. Located in the sought-after Walkley area, just moments from Ruskin Park, this property enjoys a perfect blend of character, community, and convenience. Walkley offers a vibrant mix of independent cafés, shops, and pubs, along with excellent local schools and green spaces. Ruskin Park provides stunning views and peaceful walks, while nearby transport links offer easy access to Sheffield city centre, universities, and the Peak District.





- Spacious Semi-Detached House in S6
- Stone's Throw from Ruskin Park
- Balcony & Far-reaching Views
- 3 Double Bedrooms, Ensuite & Bathroom
- Single Storey Extension at Rear
- Popular Location in Walkley, S6
- Attractive Established Rear Garden
- Driveway & Detached Garage
- Tenure TBC
- Council Tax Band A, EPC Rating TBC





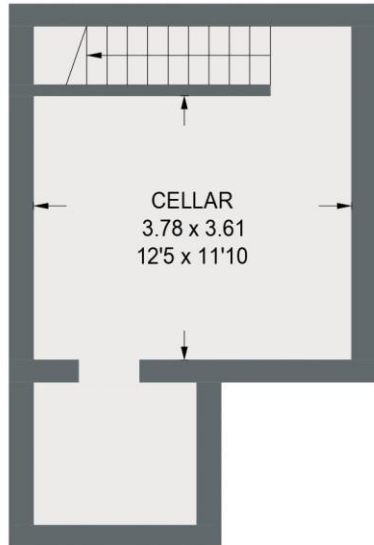
40 DUNCOMBE STREET

APPROXIMATE GROSS INTERNAL AREA = 103.1 SQ M / 1110 SQ FT

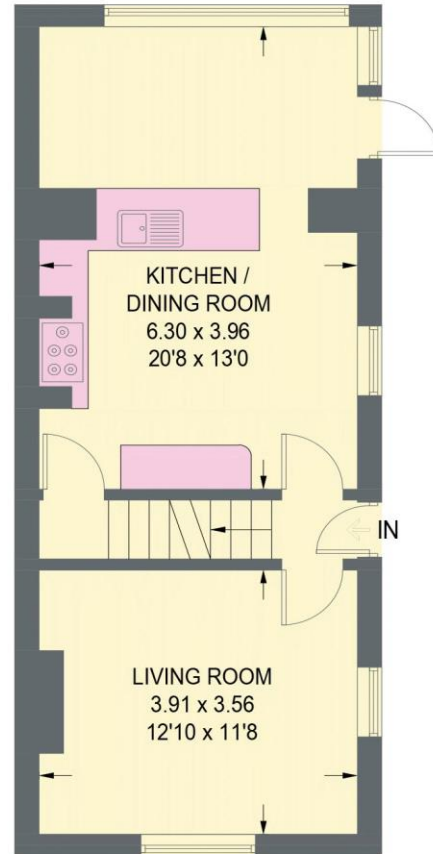
CELLAR = 22.2 SQ M / 239 SQ FT

GARAGE = 18.8 SQ M / 202 SQ FT

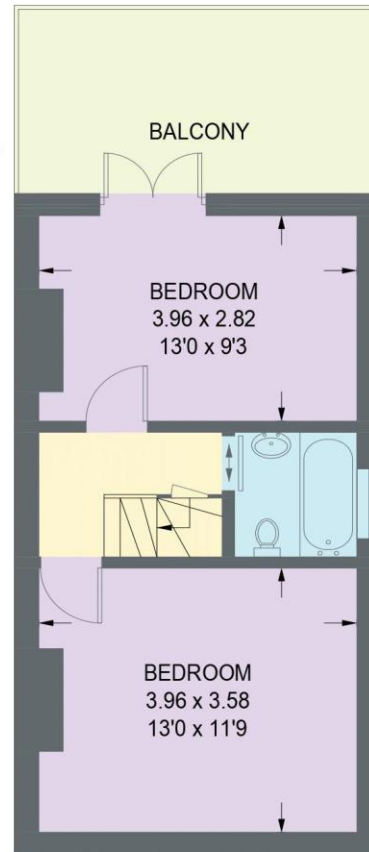
TOTAL = 144.1 SQ M / 1551 SQ FT



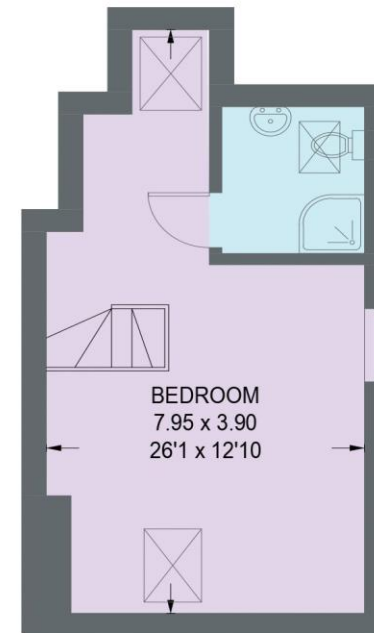
CELLAR
22.2 SQ M / 239 SQ FT



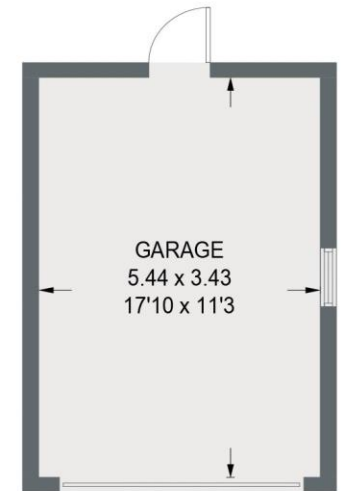
GROUND FLOOR
43.1 SQ M / 464 SQ FT



FIRST FLOOR
32.9 SQ M / 354 SQ FT



SECOND FLOOR
27.1 SQ M / 292 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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