

235 Walkley Bank Road, Walkley, Sheffield, S6 5AQ  
£260,000

ARCHERS  
ESTATES





**235 Walkley Bank Road, Walkley, Sheffield, S6 5AQ**

**£260,000**

**Council Tax Band: B**

A bright, spacious and well presented three bedroom extended semi-detached home which enjoys an elevated position and commands superb views towards open countryside. Ideal for first time buyers, the property is situated close to a wealth of shops, cafes and amenities in both Walkley and Hillsborough, and enjoys easy access to the universities, hospitals and the city centre thanks to regular transport routes nearby including the Supertram network. It is also within easy reach of Rivelin Valley nature trail - perfect for walking/biking! With double glazing and gas central heating throughout, the property in brief comprises; bay fronted lounge with views, dining room and extended kitchen. To the first floor there is a landing area, three bedrooms and a bathroom. Outside, there is a well maintained garden area to the front with steps rising from the road/path, a hardstanding area to the side with decked seating and to the rear there is a landscaped garden with a covered decking area, two lawns and borders/hedging surrounding. There is also a detached garage with an up and over door offering additional storage, with access directly from Walkley Bank Road. A viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, Council tax band B.

### **Lounge**

Access to the property is gained through a front facing upvc door which leads directly into the lounge. Bright and spacious, this sizeable room has a front facing upvc double glazed bay window enjoying far reaching views, a radiator, a feature gas fire in the chimney breast and laminate flooring. There are also fitted storage cupboards and shelving to the alcoves. A staircase rises to the first floor accommodation and a door leads to the dining room.

### **Dining Room**

Having a rear facing upvc double glazed window, a radiator, ample space for a dining table and chairs, solid oak flooring and a rear facing entrance door to the outside. With space for a fridge freezer, washing machine and tumble dryer, the room opens to the kitchen.

### **Extended Kitchen**

Taking full advantage of the extension, this light and airy kitchen has fitted wall and base units with a laminated worksurface incorporating a composite sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for a dishwasher. With front and rear facing upvc double glazed windows and solid oak flooring.

### **First Floor Landing Area**

A staircase ascends to the first floor landing area, which has a wooden bannister rail and doors lead to all rooms on this level.

### **Master Bedroom**

The master bedroom is a double sized room which has a front facing upvc double glazed bay window enjoying far reaching views, a radiator and solid oak flooring.

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

### **Bedroom Three**

The third bedroom is a single sized bedroom which can also be used as an office if desired. With a front facing upvc double glazed window enjoying far reaching views, a radiator and laminate flooring.

### **Bathroom**

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With vinyl flooring, a radiator and a rear facing upvc double glazed window.

### **Outside**

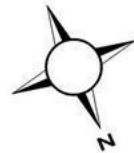
Steps rise to the front garden which has an array of shrubs and a private seating area which takes advantage of the spectacular views. A path leads to the front entrance door and to the side of the property there is a hardstanding area leading to the rear, which has a covered decking area, a lawned garden and steps rise to a further lawn which is made private by hedging and shrubs.

### **Detached Garage**

Located from Walkley Bank Road, the garage offers further storage space and has an up and over door.

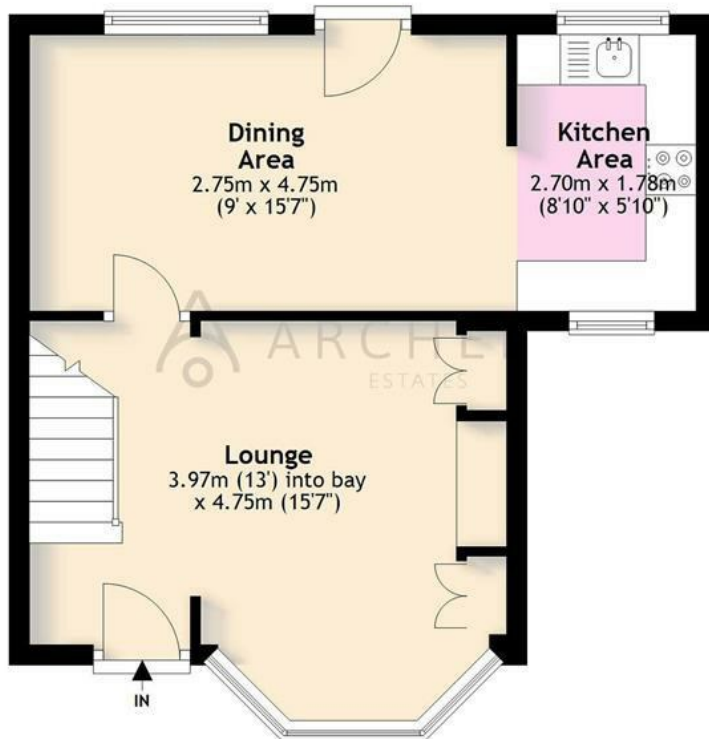






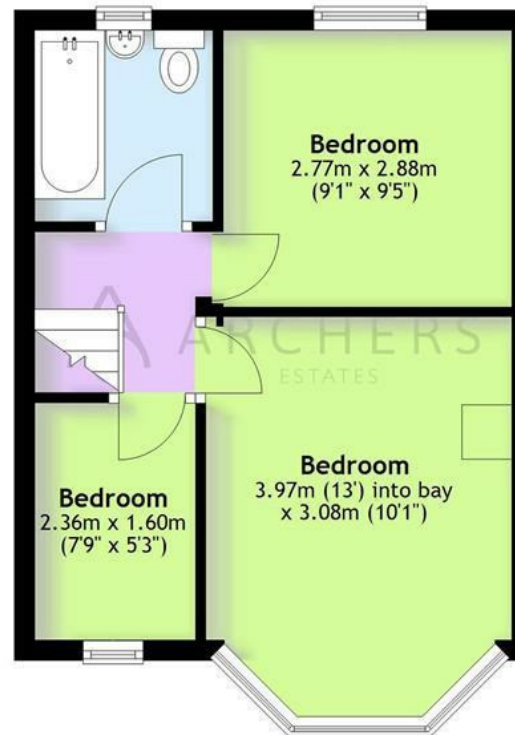
## Ground Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC