





41 Burnaby Green

Walkley • Sheffield • S6 2QZ

Guide Price £80,000 - £85,000

Located on a quiet residential cul-de-sac overlooking open green space, this well-presented one double bedroom second floor apartment offers light and airy accommodation throughout, making it an ideal purchase for first-time buyers, professionals or investors. Accessed via a secure intercom entrance, communal stairs rise to the private entrance on the second floor. The welcoming hallway benefits from a useful storage cupboard and a generous walk-in storage/study space, providing excellent versatility for home working or additional storage. The spacious open-plan living and dining area is flooded with natural light and enjoys a superb far-reaching outlook across the adjoining green space, creating a bright and inviting living environment. The adjoining fitted kitchen is equipped with complementary worktops and tiled splashbacks, with space and plumbing for a range of appliances. The generous double bedroom is light and airy, enjoying the same attractive open green outlook, and benefits from a comprehensive range of fitted wardrobes providing excellent storage. The bathroom is fitted with a three-piece white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by tiled walls. Further benefits include loft space offering useful additional storage, subject to suitability. Externally, the property backs directly onto open green space, providing a pleasant outlook and an attractive sense of privacy. There is also ample residents' parking available on a first-come, first-served basis. Burnaby Green is a peaceful residential cul-de-sac in the popular S6 district of Sheffield, offering a pleasant setting whilst remaining conveniently close to a wide range of local amenities. Hillsborough is within easy reach and provides an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, together with regular bus and Supertram services offering convenient access to Sheffield city centre and beyond. The area also benefits from nearby parks and open green spaces, with the Peak District National Park just a short drive away. Combining a tranquil setting with excellent transport links and everyday conveniences, Burnaby Green is an ideal location for first-time buyers and professionals alike.



- 2nd Floor Apartment in S6
- Light & Airy Accommodation
- Superb Open Views
- Neutral Decor Throughout
- No Onward Chain
- Combination Boiler & Double Glazing
- Convenient, Popular Location
- Lease 125 years from 1991. £10pa Ground Rent
- Annual Service Charge is £412.87
- Council Tax Band A, EPC Rating C

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APPROXIMATE GROSS INTERNAL AREA = 46.49 SQ M / 500.42 SQ FT

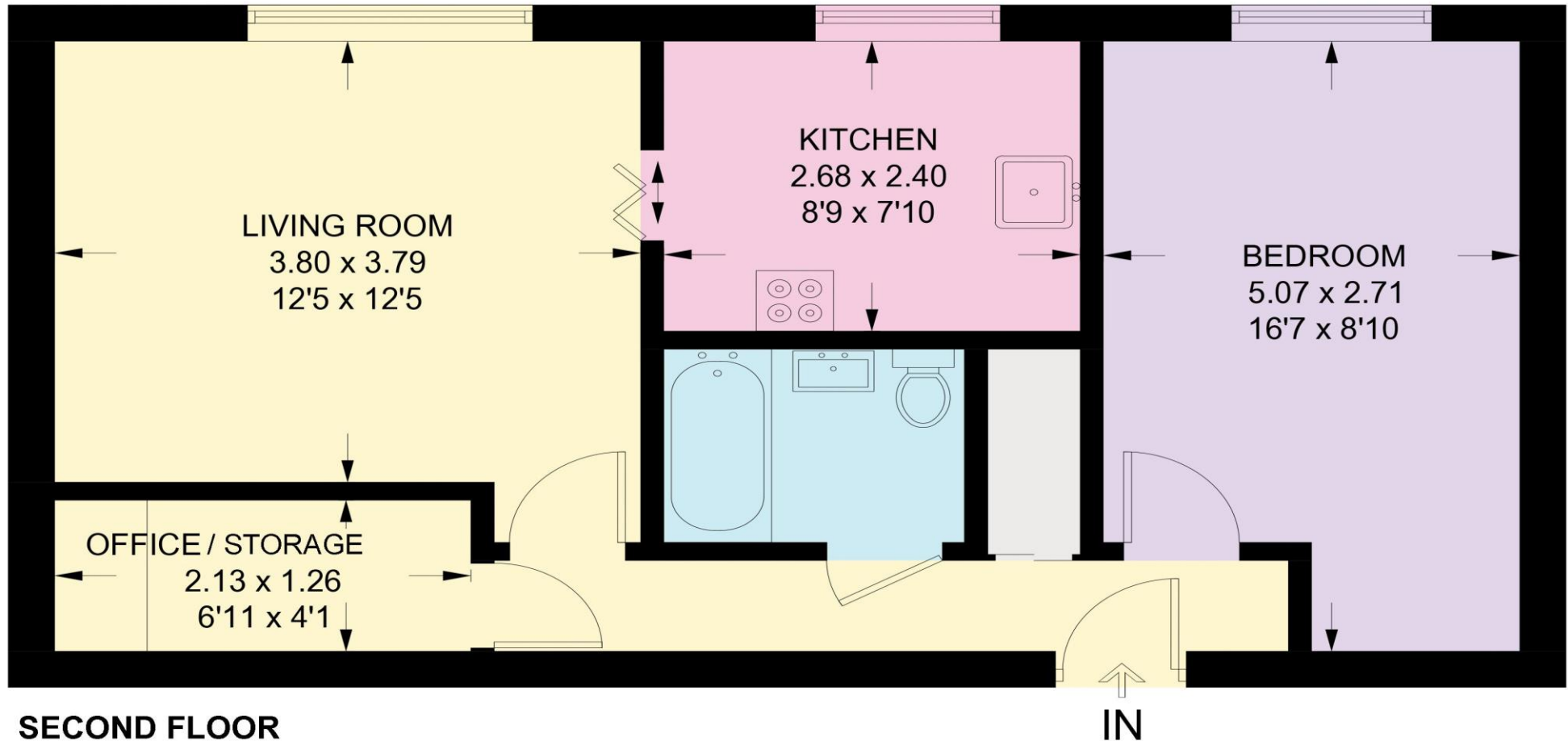


Illustration is for identification purposes only,
measurements are approximate, not to scale.

(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.