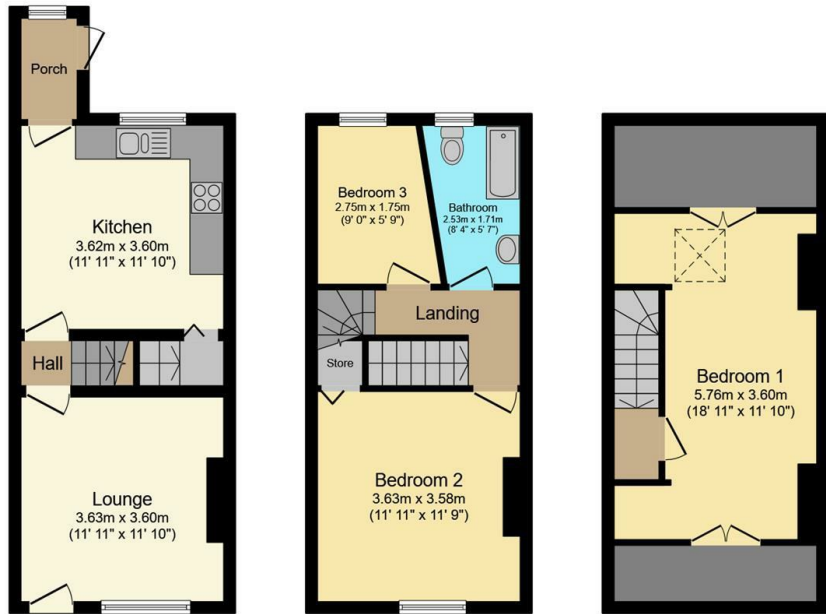




## 59 Morley Street, Walkley, Sheffield, S6 2PL

Offers Over £200,000

- No onward chain
- Dining kitchen
- Brilliant location close to Walkley, Hillsborough and Rivelin Valley
- Council tax band A
- Great first time buyer property
- Two double bedrooms and one single bedroom
- Short walk to Malin Bridge Supertram stop
- Cosy living room
- Low maintenance south-east facing rear garden
- Leasehold



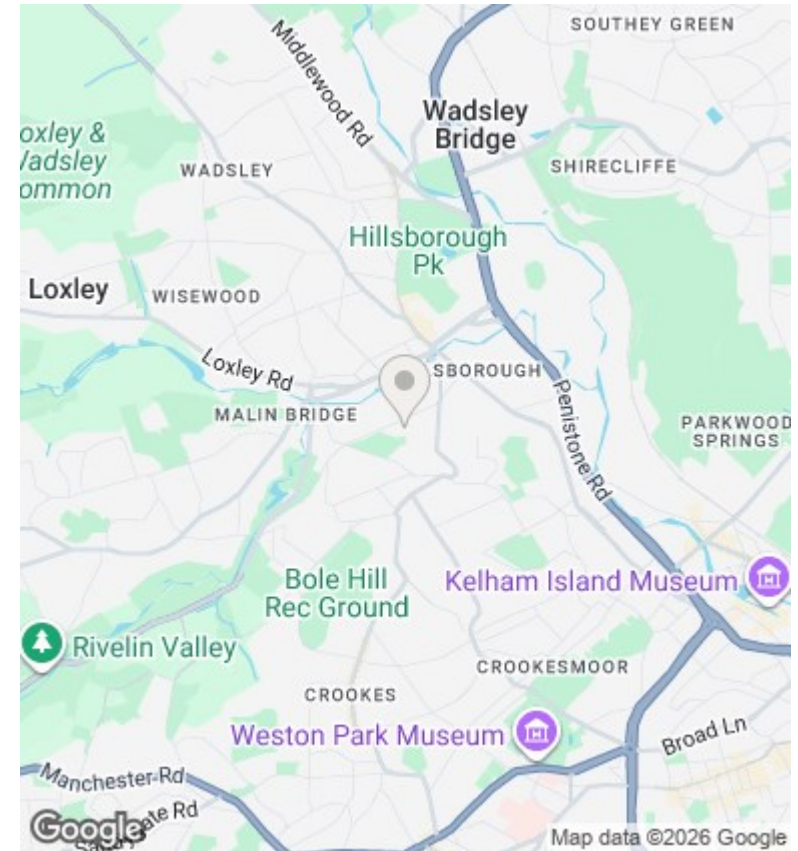
**Ground Floor**  
Floor area 32.3 sq.m. (348 sq.ft.)

**First Floor**  
Floor area 30.4 sq.m. (327 sq.ft.)

**Second Floor**  
Floor area 21.6 sq.m. (232 sq.ft.)

Total floor area: 84.3 sq.m. (907 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	