







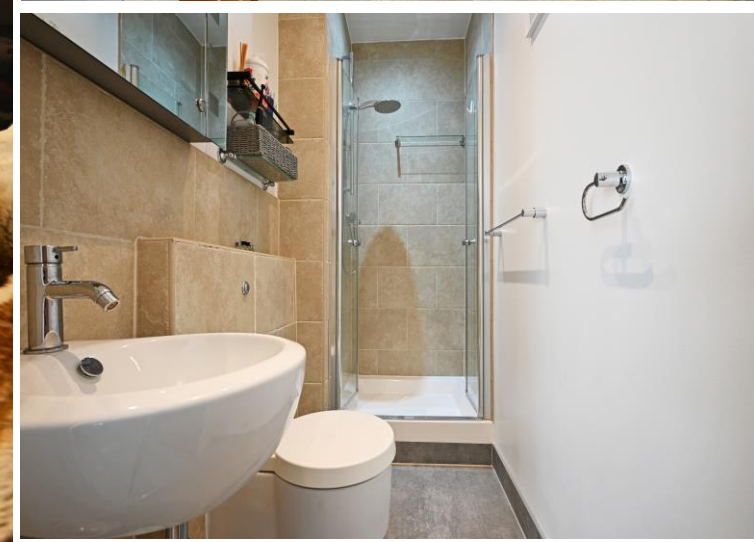
Apt 7 St Josephs

96 Howard Road • Walkley • S6 3RW

Asking Price £325,000

A unique opportunity to acquire this beautifully presented ground floor apartment, forming part of the characterful conversion of the former St Joseph's school on Howard Road in the ever-popular Walkley area (S6). Offering a perfect blend of period charm and modern living, this light and airy home benefits from its own private gated garden entrance as well as access via a secure communal entrance with intercom system. The property welcomes you into a well-proportioned hallway, featuring a useful utility cupboard with space and plumbing for both a washing machine and dryer, alongside additional storage ideal for everyday household items. At the heart of the home is an impressive open-plan living, kitchen and dining space. This generous and versatile area is enhanced by distinctive curved windows, allowing for an abundance of natural light while providing a pleasant leafy outlook over the enclosed garden. The contemporary kitchen is fitted with stylish white gloss units, contrasting granite worktops and a glass splashback, and comes complete with integrated appliances including an oven with gas hob, fridge, freezer, Bosch microwave and Smeg dishwasher. The main bedroom is a spacious and inviting room, featuring a full-height window and ample space for furnishings, complemented by a modern ensuite shower room with chrome heated towel rail. The second bedroom is a good-sized double, ideal for guests, a home office or additional living space, also benefiting from a full-height window overlooking the wraparound garden. A separate contemporary bathroom is finished to a high standard, comprising a white suite with shower over bath, partially tiled walls, vanity hand wash basin, floating WC and heated towel rail. Externally, the property truly stands out with its private, gated wraparound garden. Designed for low maintenance, this enclosed outdoor space features fencing, outdoor lighting and power, along with useful storage making it ideal for relaxing or entertaining. The apartment also benefits from 2 allocated parking spaces within a secure gated development, as well as visitor parking. Situated within the sought-after St Joseph's development on Howard Road, the property enjoys a fantastic location in the heart of Walkley. The area offers a vibrant community atmosphere with a variety of local cafés, shops and amenities nearby, alongside excellent transport links providing easy access to Sheffield city centre, universities and hospitals. Nearby green spaces further enhance the appeal, making this an ideal home for a range of buyers seeking both convenience and character.





- Unique Ground Floor Apartment in S6
- 2 Double Bedrooms
- Bathroom & Ensuite Shower Room
- Stunning Open Plan Living Area
- Contemporary Light & Airy Interior

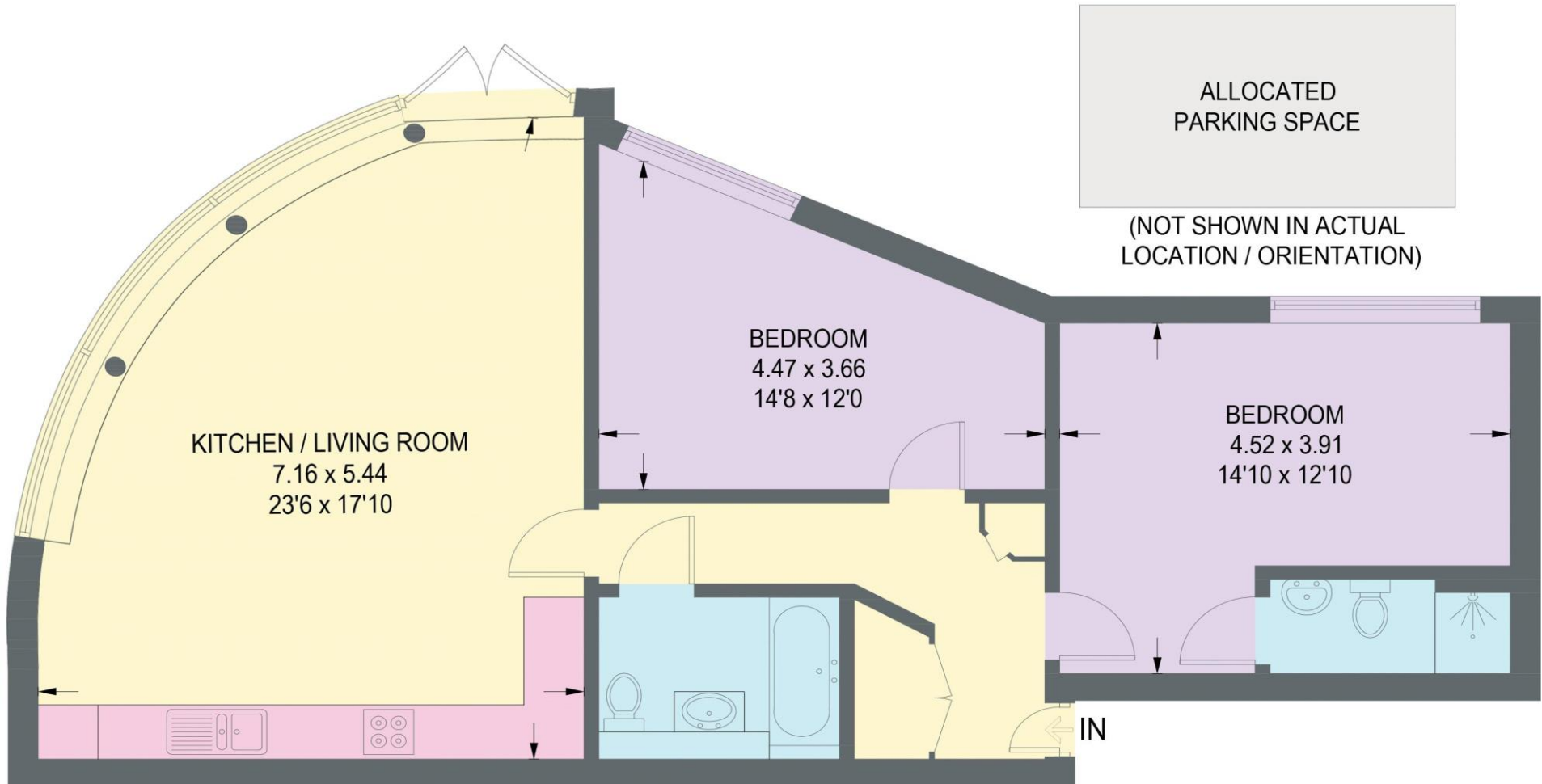
- Gated, Enclosed Private Outdoor Space
- Secure Allocated Parking
- Monthly Service Charge is Currently £142
- 200 years 01/10/2005 - Ground Rent £150pa
- Council Tax Band C, EPC Rating C



WELCOME

APARTMENT 7 ST JOSEPHS, 96 HOWARDS ROAD

APPROXIMATE GROSS INTERNAL AREA = 77.1 SQ M / 830 SQ FT
(EXCLUDING ALLOCATED PARKING SPACE)



GROUND FLOOR

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



haus

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