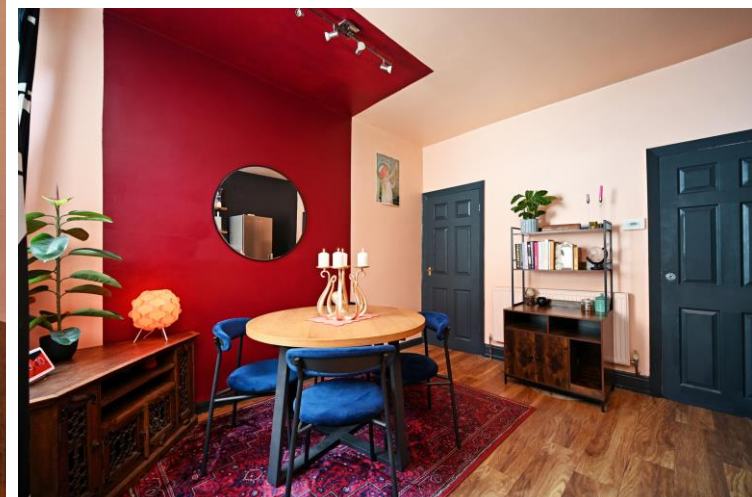








48 Cundy Street

Walkley • Sheffield • S6 2WN

Guide Price £230,000 - £250,000

A stylishly presented three-bedroom brick-built end terrace, ideally situated on Cundy Street in the popular Walkley area. The property has been decorated throughout in contemporary, modern tones while retaining a wealth of period charm, creating an inviting and characterful home with flexible accommodation arranged over three floors. To the ground floor, the property features an impressive open-plan dining kitchen, designed as a sociable and entertaining space. The stylish shaker-style kitchen is fitted with wood-effect worktops, a striking tiled splashback and a range of integrated appliances including a Neff oven, gas hob, dishwasher, washer dryer and integrated bins, together with space for a freestanding fridge freezer. Bold contemporary décor complements the kitchen, while there is ample room for a dining table and direct access down to the cellar. The separate living room is presented in calm, cosy tones, creating a light and airy reception space with a feature fireplace, front-facing window and decorative coving. To the first floor is the main double bedroom, finished in neutral décor with carpet flooring and offering plenty of space for wardrobes and bedroom furniture, together with useful under-stairs storage. The rear bedroom is a particularly good-sized single room with views over the rear courtyard and offers excellent flexibility as a dressing room, home office or child's bedroom. The wet room is partially tiled and comprises a shower, WC and vanity storage incorporating the hand wash basin. The second floor provides a bright and versatile dual-aspect room, which could be used as a further double bedroom or an additional living space, depending on requirements. With front and rear aspects, neutral carpet and plenty of natural light, this flexible room also provides access to useful additional storage within the eaves. Externally, the property has a raised front forecourt with established planting, creating an attractive outlook. A secure communal gate leads through to the private enclosed rear courtyard garden, which benefits from painted walls and provides a blank canvas for creating an attractive and enjoyable outdoor space. Cundy Street is ideally positioned within the popular Walkley area, offering excellent access to a wide range of local amenities, independent shops, cafés, bars and restaurants. The surrounding area is well served by public transport, with Sheffield city centre and neighbouring suburbs readily accessible, while the nearby green spaces and established community make Walkley a popular choice for a wide range of buyers.



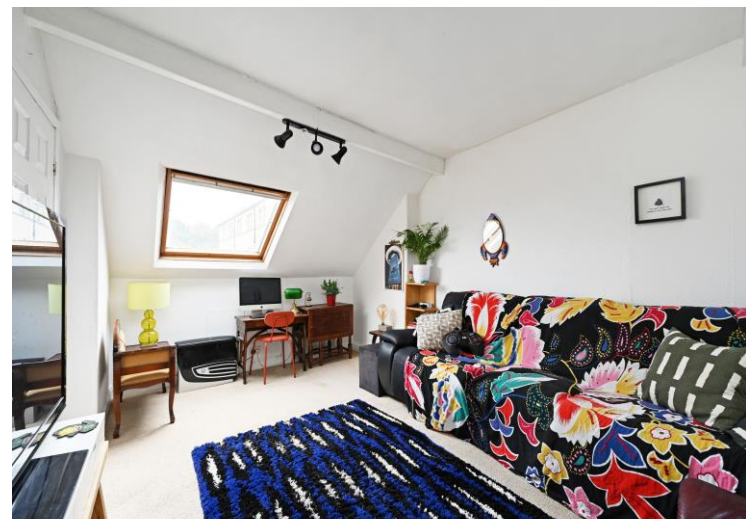
DRAMATIC EXIT

13 07



- End Terrace in Walkley, S6
- 3 Bedrooms & Wet Room
- Stylish Decor & Period Charm
- Stunning Open Plan Dining Kitchen
- Cosy Lounge & Feature Fireplace

- Arranged Over 3 Levels Plus Cellar
- Great Local Amenities & Transport Links
- Private, Enclosed Rear Courtyard Garden
- Freehold
- Council Tax Band A, EPC Rating D



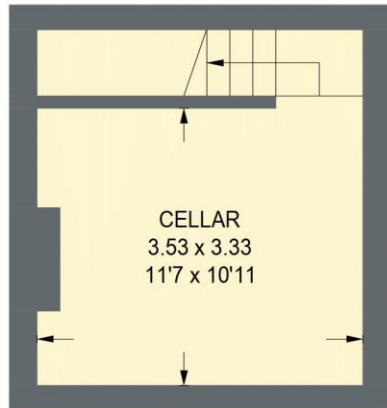


48 CUNDY STREET

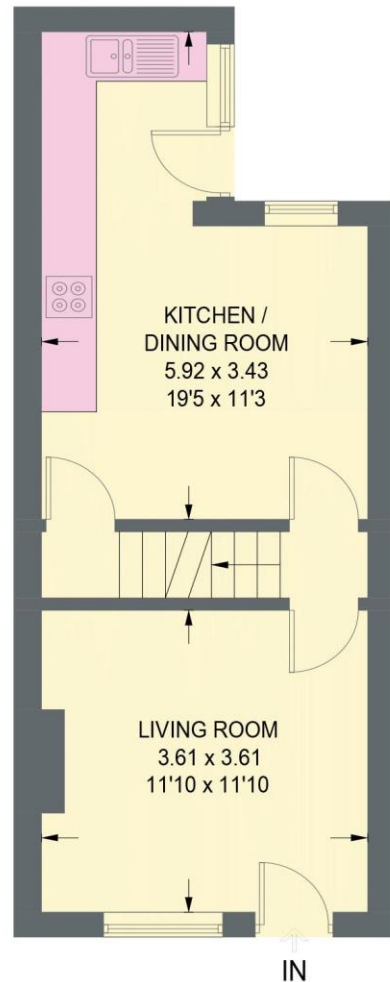
APPROXIMATE GROSS INTERNAL AREA = 88.3 SQ M / 950 SQ FT

CELLAR = 15.3 SQ M / 165 SQ FT

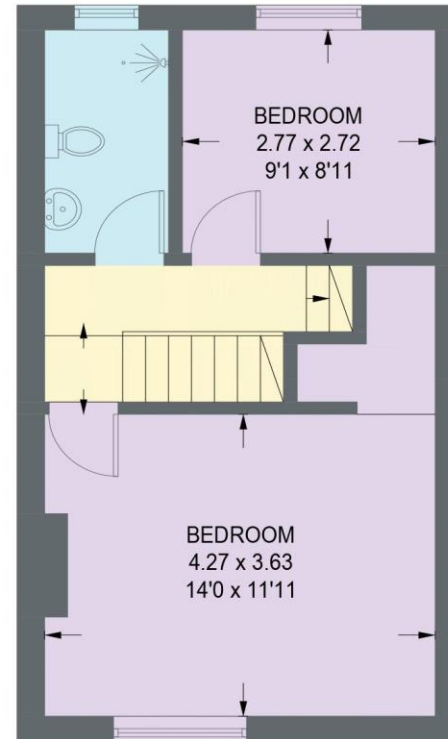
TOTAL = 103.6 SQ M / 1115 SQ FT



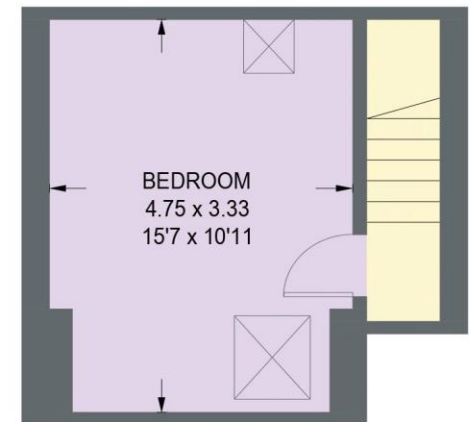
CELLAR
15.3 SQ M / 165 SQ FT



GROUND FLOOR
33.9 SQ M / 365 SQ FT



FIRST FLOOR
35.3 SQ M / 380 SQ FT



SECOND FLOOR
19.1 SQ M / 205 SQ FT

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



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