





217 Whitehouse Lane

Walkley • Sheffield • S6 2WA

Guide Price £210,000 - £220,000

A beautifully presented three-bedroom brick mid terrace, situated in a sought after and convenient location in Walkley, enjoying open views. This cosy and homely family home is arranged over three levels plus a cellar and benefits from combination gas central heating, double glazing, a fabulous, fitted kitchen, and an enclosed, south facing, decked garden to the rear. The property features a stunning family kitchen fitted with dark green wooden units, solid wood worktops and brick effect tiled splashbacks. A Belfast sink overlooks the garden and beyond, and there is space for a breakfast table, making it a perfect everyday family hub. The cellar provides excellent additional storage along with utility space and plumbing for a washing machine. The inviting living room is finished in neutral décor with carpet underfoot and a feature chimney breast with inset fire. Alcoves provide useful shelving and storage, adding both character and practicality. To the first floor, the front double bedroom enjoys open views across green space and features neutral décor, varnished floorboards and a walk-in closet. To the rear is a smaller bedroom, ideal as a child's room or home office, with views over the gardens, creating a pleasant setting, alongside a bathroom fitted with a white suite, shower over bath, tiled walls and contrasting tiled floor. Stairs rise from the landing to the second floor, where a generously proportioned double bedroom offers a versatile space with a Velux window, suitable as a principal bedroom, guest room or additional living area. Externally, the property benefits from a raised, enclosed decked terrace garden at the rear, ideal for outdoor dining and relaxing, offering a blank canvas to personalise. Whitehouse Lane is well positioned in the heart of Walkley, a vibrant and popular suburb with a strong community feel. There are local shops, cafés and amenities nearby, excellent public transport links into Sheffield city centre, and easy access to green spaces and countryside, making it a highly desirable place to live.



- Attractive Mid Terrace House
- 3 Good Sized Bedrooms
- Stylish Dining Kitchen with Appliances
- Cosy Living Room
- Arranged Over 3 Levels

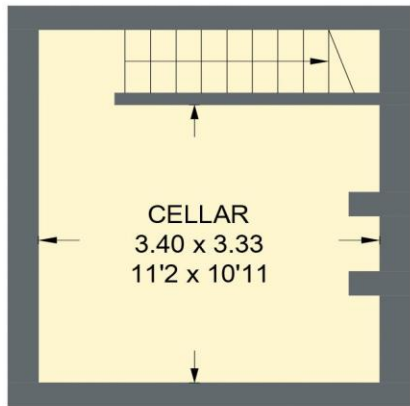
- Open Views to the Front & Rear
- Sought After Location in Walkley, S6
- South Facing Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating D

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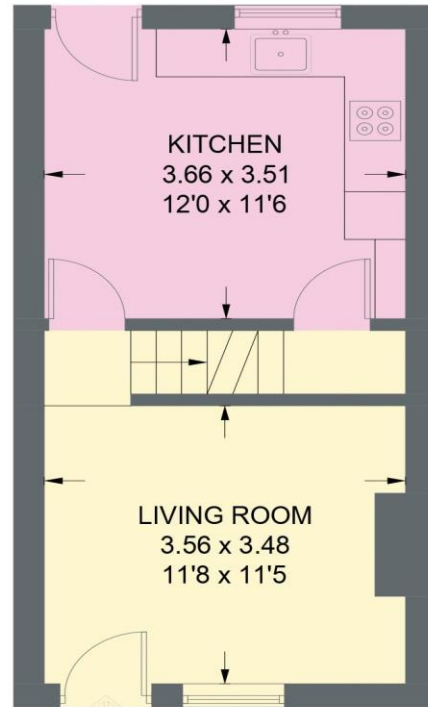
APPROXIMATE GROSS INTERNAL AREA = 78.1 SQ M / 840 SQ FT

CELLAR = 14.9 SQ M / 160 SQ FT

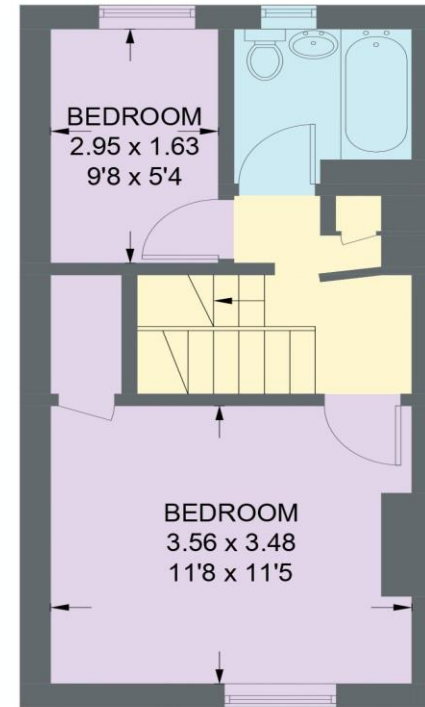
TOTAL = 93.0 SQ M / 1000 SQ FT



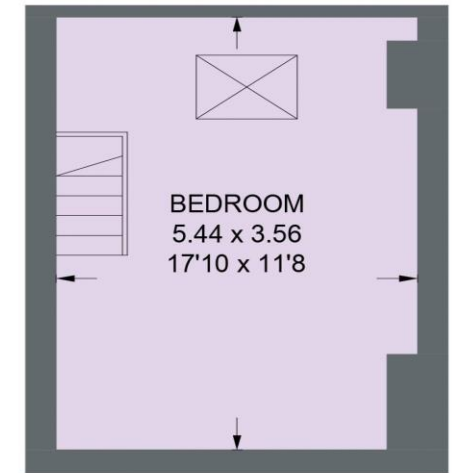
CELLAR
14.9 SQ M / 160 SQ FT



GROUND FLOOR
29.5 SQ M / 317 SQ FT



FIRST FLOOR
29.3 SQ M / 315 SQ FT



SECOND FLOOR
19.3 SQ M / 208 SQ FT

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

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.