



Howard Road, Walkley, S6 3RX

£179,995

3 2 1



Upon entering, you are welcomed into a stunning open-plan living space, seamlessly combining the lounge, dining area, and a beautifully fitted and equipped kitchen. This modern layout creates a bright and airy atmosphere, perfect for entertaining or relaxing.

The first-floor landing leads to two well-proportioned bedrooms, both offering comfortable living spaces. The family bathroom is stylishly appointed, featuring a W.C., basin, and bath.

A further staircase leads to the attic, where the third bedroom provides additional space, ideal for a guest room, home office, or study.

To the rear of the property, a private courtyard garden offers a peaceful outdoor retreat, perfect for enjoying warm evenings or weekend relaxation.

With excellent transport links and close proximity to Sheffield's universities, hospitals, and city centre, this delightful home offers a fantastic opportunity to live in a thriving and convenient location. Early viewing is highly recommended.

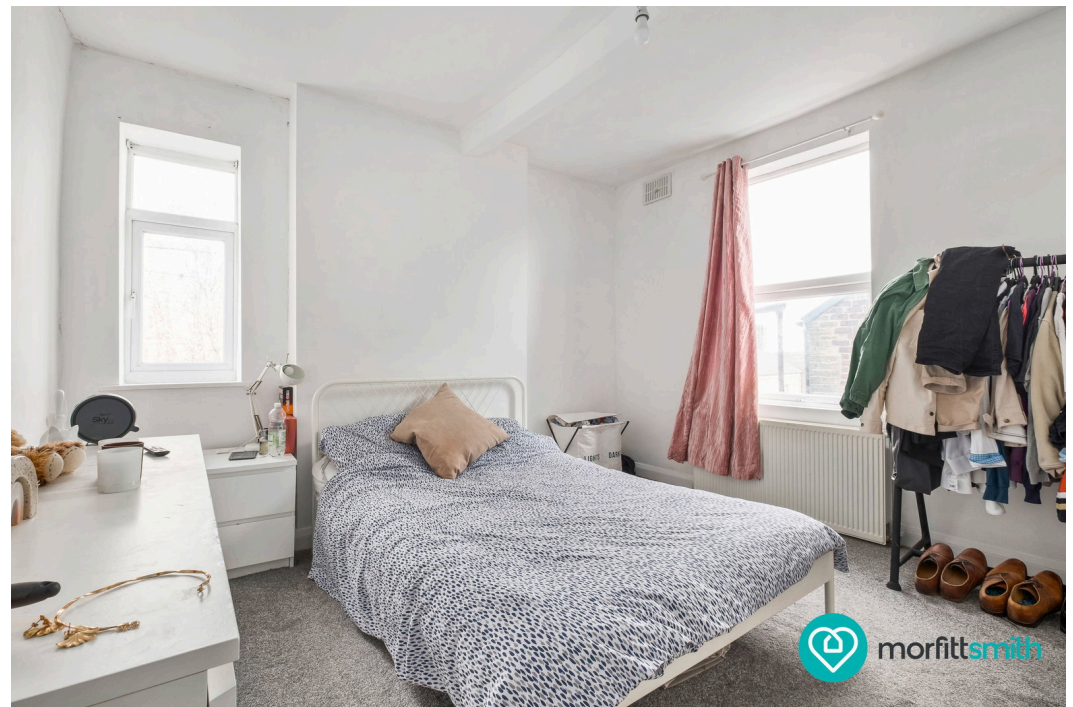
Leasehold

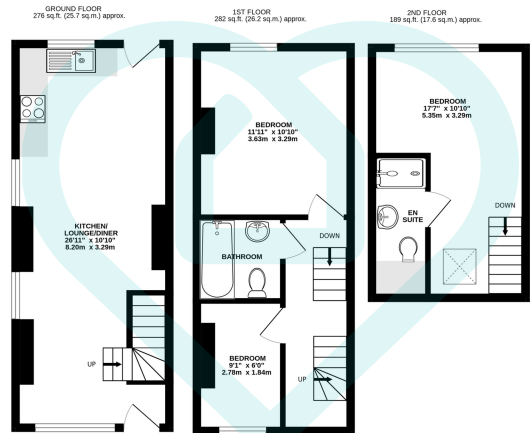
Lease Start Date 19 Oct 1871

Lease End Date 10 Jun 2671

Lease Term 800 years from 10 June 1871

Lease Term Remaining 646 years



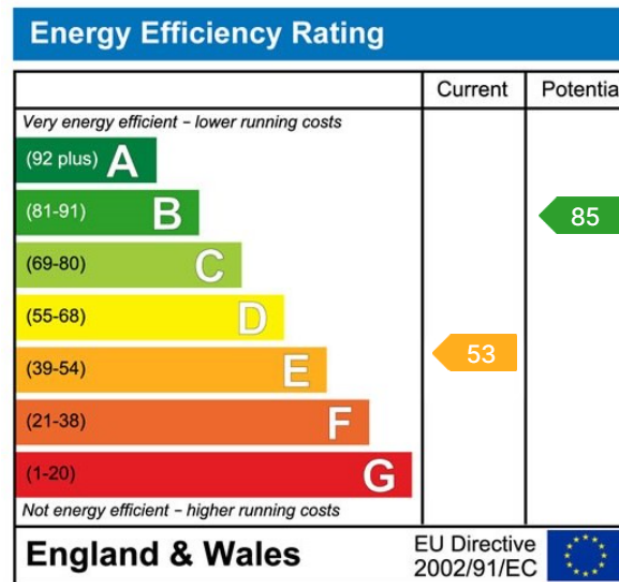


TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Located in the sought-after district of Walkley.
- Vibrant community with local shops and amenities.
- Two well-proportioned first-floor bedrooms.
- Spacious attic bedroom, ideal as a guest room or office with en-suite shower room
- Excellent transport links to the city centre.
- Excellent access to Sheffield's universities and hospitals.
- Stunning open-plan living, dining, and kitchen area.
- Stylish family bathroom with bathroom/w.c.
- Courtyard garden to the rear.
- Ideal for professionals, families, and students.



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