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HERE TO GET *you* THERE

67 Duncombe Street, Walkley, Sheffield, S6 3RH

Asking Price £260,000

Property Images



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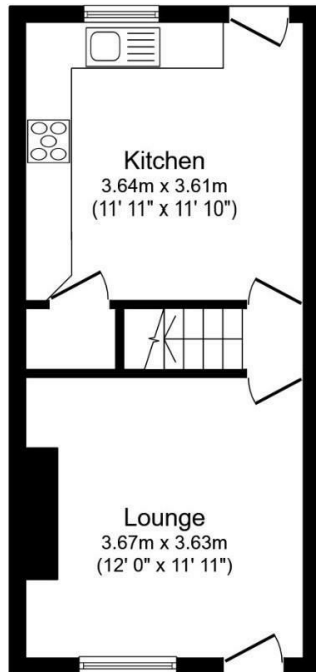
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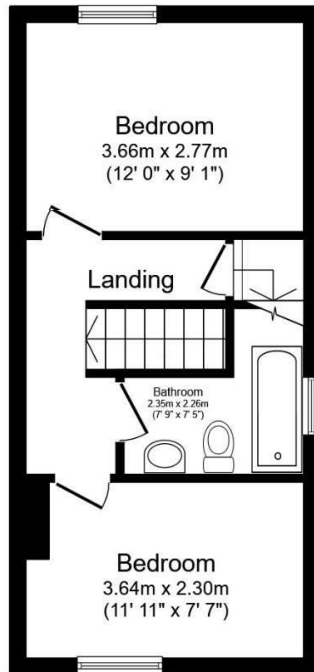


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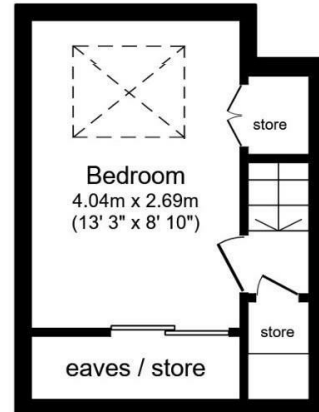
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Ground Floor



First Floor



Second Floor

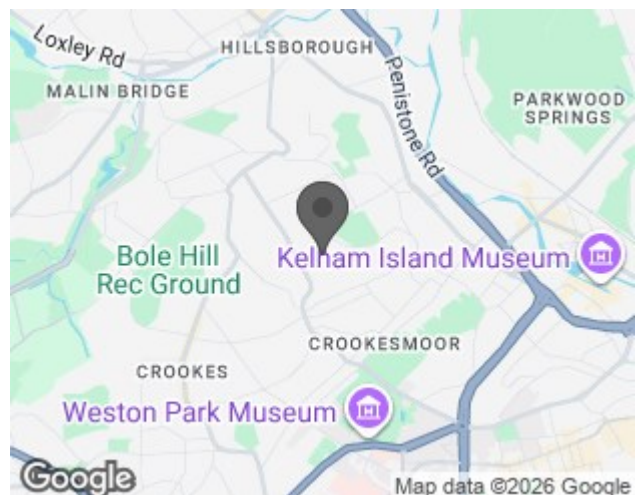
Total floor area: 75.1 sq.m. (809 sq.ft.)

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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

| FREEHOLD | APPEALING LOCATION | This home is chain free and occupies a superb position in Walkley. Don't miss the opportunity to move in without delay to this fabulous home.

Situated on Duncombe Street, this home offers excellent versatility for a range of buyers, and presents the opportunity to acquire an attractive plot. Offering a delightful blend of character and modern living, this property spans an impressive 809 square feet and is perfect for families or those seeking a bit more space.

The accommodation begins upon entering a welcoming lounge, equipped with feature fireplace and wood-effect flooring. This space is bright yet cosy. To the rear, the well-appointed dining kitchen is an excellent space for both everyday living and entertaining. The contemporary kitchen offers a generous amount of storage and provides space for a range of appliances. A door offers access to the cellar, providing additional storage.

The first floor boasts two generously sized double bedrooms, complemented by a stylish white bathroom suite, ensuring convenience and comfort for all residents. The front facing bedroom offers ample space for freestanding furniture, whilst the rear bedroom overlooks the garden. The bathroom

is neutrally tiled and comprises a shower over bath, wc and sink basin. Ascend to the second floor, where you will find an additional double room with Velux window and eaves storage. This versatile space could equally serve as a guest room or home office.

The property is further enhanced by a spacious rear garden, which features both a patio and a lawn area, providing an excellent outdoor space for children to play or for hosting summer gatherings.

Duncombe Street enjoys a convenient position with a range of local amenities close by. This home is well placed for access to the City Centre, Sheffield Universities and Hospitals, all whilst offering excellent transport links to ensure commuting is a breeze.

Features

- Semi detached home • Three double bedrooms • Bright, front facing lounge • Well-appointed dining kitchen with cellar access • Spacious rear garden with patio and lawn • Attic room with eaves storage • Council Tax Band A • Freehold