



Walkley Bank Road Walkley Sheffield S6 5AN
Guide Price £280,000

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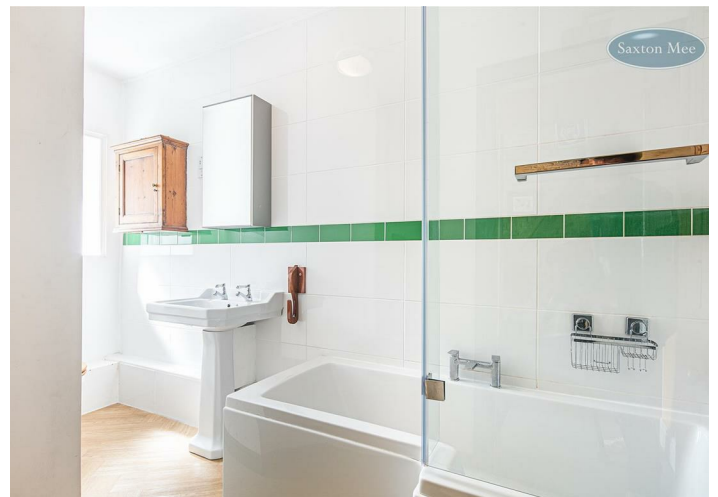
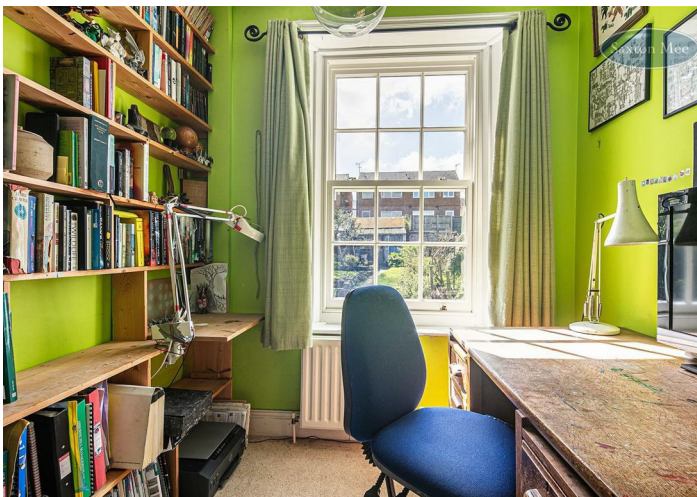
Sheffield S6 5AN

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GUIDE PRICE £280,000-£290,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Viewing is essential to appreciate this much larger than average, stone built, four bedroom cottage style terrace which enjoys attractive views and benefits from a south facing rear garden, gas central heating and a combination of double glazed and recently installed sash windows. In brief, the living accommodation comprises front door which opens into the entrance lobby and the lounge, which is currently being used as a dining room which has a cast iron stove inset in the chimney breast, there is coving to ceiling and a ceiling rose. Oak flooring runs through two open doorways into the kitchen which has a range of units with a work top. Space for a double electric oven along with housing and plumbing for a dishwasher and washing machine. There is a double glazed stable door and the original sash window. Steps lead to the cellar. A staircase rises to the first floor landing with access into the sitting room, two bedrooms and the bathroom. The well proportioned sitting room has a double glazed front window enjoying the attractive views along with full height windows to the rear. This versatile room could be used as a further bedroom. Bedroom one to the front is a good size double and has a front facing window and a storage cupboard. Bedroom two overlooks the rear and is currently used as an office. The bathroom comes with a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin. A further staircase rises to the second floor and a mezzanine level with fitted storage and two further bedrooms, all with Velux windows.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER
- SOUTH FACING REAR GARDEN
- LARGE OUTBUILDING
- VERSATILE LIVING
- CELLAR & STORE ROOM
- FANTASTIC LOCATION WITH EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS
- PUBLIC TRANSPORT LINKS
- LOCAL SCHOOLS & EXCELLENT AMENITIES CLOSE-BY





OUTSIDE

Double doors and a single door open to a storage space. The excellent size tiered garden is south facing. There is a large outbuilding currently used as a workshop and bar and has electric and lighting.

LOCATION

Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket on nearby South Road, some great local independent shops at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

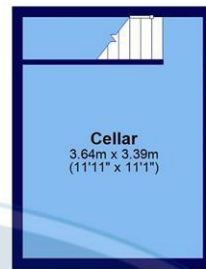
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Saxton Mee

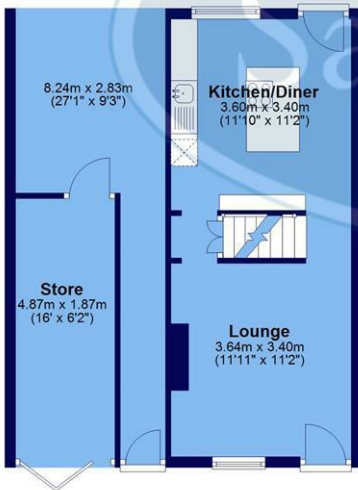
Outbuilding
Approx. 35.2 sq. metres (378.4 sq. feet)



Cellar
Approx. 15.4 sq. metres (165.5 sq. feet)



Ground Floor
Approx. 28.0 sq. metres (301.4 sq. feet)



First Floor
Approx. 52.1 sq. metres (560.9 sq. feet)



Second Floor
Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 168.4 sq. metres (1812.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	59

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		