

Saxton Mee



Industry Street Walkley Sheffield S6 2WU
Offers Around £185,000



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Sheffield S6 2WU

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**** CHAIN FREE ** IN NEED OF MODERNISING ** EXCITING POTENTIAL ****

Located on this popular road within the sought after area of Walkley is this three bedroom, stone fronted, mid terraced house which is offered to the open market with no onward chain. In need of a full scheme of modernising, the property offers exciting potential to renovate the property to your own personal taste.

The accommodation spreads over three floors, plus a cellar space, and briefly comprises, a lounge to the front aspect, dining room to the rear which leads into an off shot kitchen, two bedrooms and a bathroom on the first floor, and an attic room.

The property benefits from a south facing yard to the rear which has no through access for neighbouring properties.

- NO ONWARD CHAIN
- THREE BEDROOMS
- MID TERRACED HOUSE
- IN NEED OF MODERNISING
- PRIVATE YARD/GARDEN
- EXCITING POTENTIAL
- OFF SHOT KITCHEN
- STONE FRONTED
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

To the rear is a low maintenance south facing private yard/garden that has no through access for neighbouring properties, and benefits from a brick-built outbuilding.

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 just along the street, 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.

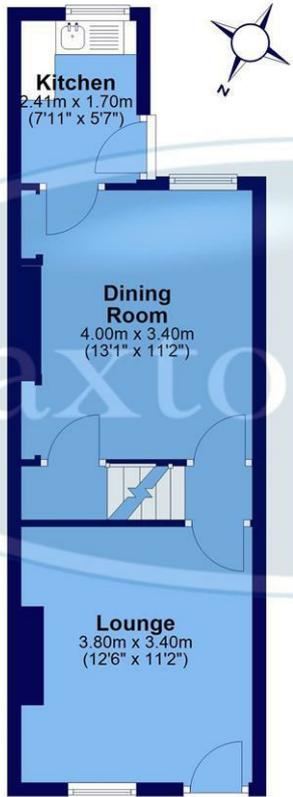
VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

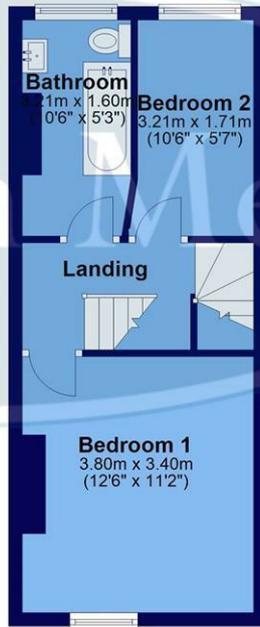
Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



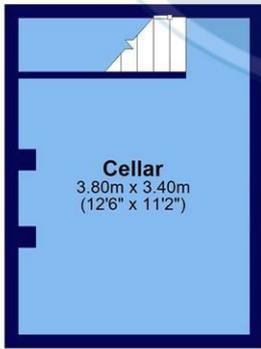
Second Floor

Approx. 14.7 sq. metres (158.2 sq. feet)



Cellar

Approx. 16.0 sq. metres (172.1 sq. feet)



Total area: approx. 94.8 sq. metres (1020.8 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



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	75	53

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	70	47