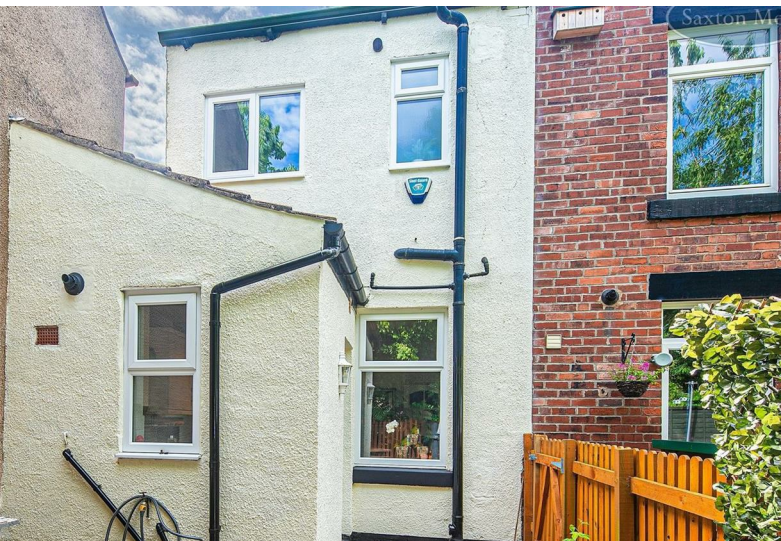


# Saxton Mee



Industry Street Walkley Sheffield S6 2WX  
Offers Around £250,000



# Industry Street

Sheffield S6 2WX

Offers Around £250,000

**\*\* NO ONWARD CHAIN \*\* PRIVATE GARDENS \*\* END TERRACE \*\*** This impressive three bedroom stone fronted end of terrace house enjoys an elevated position, located on a popular road within the sought after area of Walkley. Well presented throughout, this freehold property would make an ideal first home, benefitting from modern fixtures, neutral décor, some period features, and an open plan kitchen diner.

On the ground floor the accommodation comprises a lounge to the front aspect that has original ceiling coving, alcove shelving, and a feature fireplace; and a kitchen diner to the rear aspect that has laminate flooring, built-in alcove cupboards, a gas coal effect stove, a range of shaker style fitted units with a double electric oven, gas hob, dishwasher, and an integrated fridge.

The first floor features a double bedroom to the front aspect which has a useful storage cupboard, a second bedroom to the rear aspect, a bathroom that has a white suite which includes a bath that has a shower over.

From the landing area, stairs lead to an attic style bedroom that has laminate flooring, access to the eaves which allows useful storage, and has a Velux window to the rear aspect.

- NO ONWARD CHAIN
- END OF TERRACE
- ELEVATED POSITION
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- OFF SHOT KITCHEN DINER
- ENCLOSED PRIVATE GARDEN
- SOUTH FACING TO FRONT
- POPULAR LOCATION
- CLOSE TO AMENITIES





**OUTSIDE**

To the front is a south facing garden which has a paved patio area, small lawn, and planted beds. At the rear there is an enclosed low maintenance yard which has no through access for neighbouring properties, and is ideal for outdoor entertaining/eating.

**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**

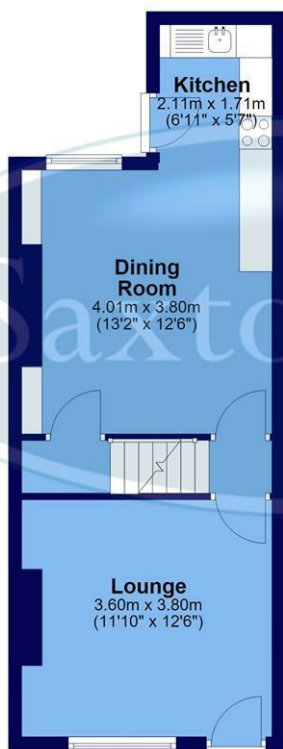
Chris Spooner ANAEA

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.



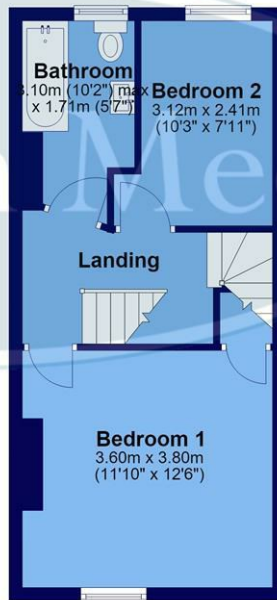
### Ground Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



### First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)

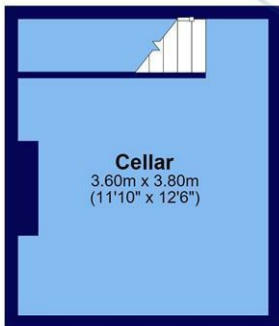


### Second Floor

Approx. 20.5 sq. metres (220.9 sq. feet)



**Cellar**  
Approx. 17.1 sq. metres (184.4 sq. feet)



Total area: approx. 107.0 sq. metres (1151.5 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-91) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	56	77

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(61-81) <b>B</b>		
(41-61) <b>C</b>		
(21-41) <b>D</b>		
(1-21) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	51	74