

# Saxton Mee



**Rangeley Road Walkley Sheffield S6 5DW**  
**Offers Around £250,000**



# Rangeley Road

Sheffield S6 5DW

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**\*\* NO CHAIN \*\*** Thoughtfully and expertly renovated throughout to a high standard by the current owner is this stone fronted, three good sized bedroom, two bath/shower room terrace property which benefits from fully going over the passageway. The property is located in the vibrant and bustling community of Walkley, Sheffield 6 and enjoys a south-west facing rear garden and also benefits from a brand new heating system, new uPVC double glazed windows, flooring and lighting, a new kitchen, bathroom and en suite.

Tastefully decorated throughout in neutral tones, the well presented living accommodation is move in ready and briefly comprises: enter via a front composite door into the lounge with bespoke cupboards and shelving. Access into the kitchen which has a range of units with a contrasting solid Oak worktop which incorporates the pot sink with mixer tap. Integrated appliances include an electric oven, four ring ceramic induction hob, fridge and freezer. There is rear composite entrance door and access to the cellar head/pantry with housing and plumbing for a washing machine and fitted shelving. Stone steps then descend to the cellar which offers useful storage space.

From the kitchen, a staircase rises to the first floor landing with a storage cupboard and a study area with a Velux above allowing lots of natural light. There is access into two bedrooms and the bathroom. The principal double bedroom is to the front aspect and has a set of fitted wardrobes. Bedroom two has a cupboard which houses the gas boiler. The bathroom has a white suite including bath with overhead shower, glass shower screen, WC and wash basin, completed by a chrome towel radiator.

A further staircase rises to the second floor and attic bedroom three which has a Velux window and the added advantage of an en suite shower room.

- THOUGHTFULLY AND EXPERTLY RENOVATED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- NEW BATHROOM & EN SUITE SHOWER ROOM
- NEW KITCHEN
- CELLAR HEAD/PANTRY & CELLAR OFFERING USEFUL STORAGE
- LOUNGE WITH BESPOKE SHELVING & CUPBOARDS
- SOUTH-WEST REAR GARDEN
- FIRST FLOOR LANDING WITH STUDY AREA & VELUX WINDOW
- FANTASTIC LOCATION
- AMENITIES, SCHOOLS, TRANSPORT LINKS & EASY ACCESS TO THE CITY CENTRE





#### **OUTSIDE**

To the front of the property is a low stone wall with a wrought iron railing enclosing a forecourt and setting the property back from the road. Shared access leads to the rear garden which is mostly laid to lawn and has a brick built outbuilding.

#### **LOCATION**

Located in this popular location of Walkley with beautiful country walks close by including Rivelin Valley and the Bole Hills. Excellent amenities including shops and delicatessen. Regular public transport. Easy access to Sheffield city centre. Good local schools.

#### **MATERIAL INFORMATION**

The property is Leasehold with a term of 800 years running from the 29th September 1897. The property is currently Council Tax Band A.

#### **VALUER**

Greg Ashmore MNAEA

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.

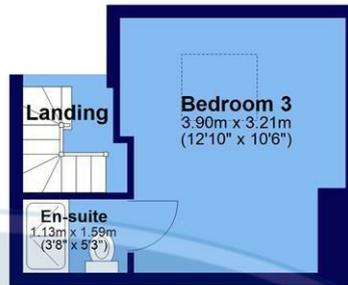
## Outbuilding

Approx. 1.7 sq. metres (18.6 sq. feet)



## Second Floor

Approx. 17.6 sq. metres (189.0 sq. feet)

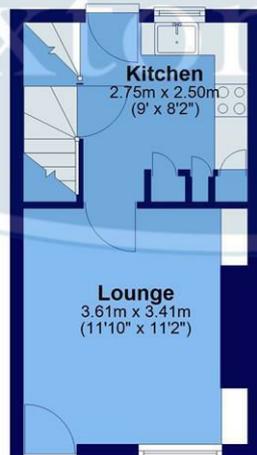
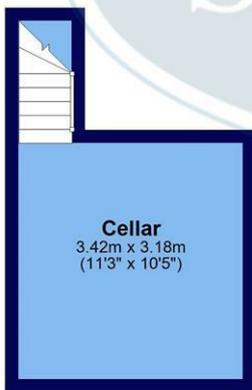


## Ground Floor

Approx. 22.0 sq. metres (236.8 sq. feet)

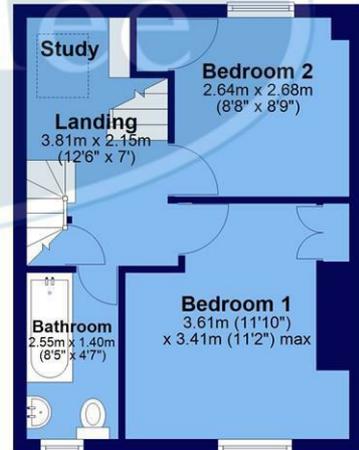
## Cellar

Approx. 13.8 sq. metres (148.7 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



Total area: approx. 86.9 sq. metres (935.9 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](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		73	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	