

Saxton Mee



**Industry Street Walkley Sheffield S6 2WX**  
**Price Guide £200,000**

**St Luke's**  
Sheffield's Hospice

# Industry Street

Sheffield S6 2WX

**Price Guide £200,000**

GUIDE PRICE £200,000-£210,000 \*\* NO CHAIN\*\* SOLD AS SEEN \*\*  
VIEWING HIGHLY RECOMMENDED\*\* Located in this most sought after and convenient location is this three bedroom mid-terrace which has recently been redecorated throughout, the property benefits from gas central heating with a boiler serviced in 2024, wooden double glazed windows, new roof in 2019 and upgraded electrics. On the ground floor the property comprises of an off shot kitchen with an integrated electric oven, gas hob with extractor fan and composite back door leading to a private rear garden. Separate spacious dining area with a window which overlooks the garden and new gas fire fitted in 2023. A door which leads to the pantry and access to the cellar. A separate good sized lounge, with new fitted gas fire and access to the front forecourt. Off the first floor landing there is access to a good sized main bedroom and second bedroom. The shower room has a good size walk in shower. The second floor has an attic bedroom with Velux window and views over Walkley. Outside rear, secluded private garden with no third party rights of access.

- MID TERRACE
- NEWLY DECORATED
- NEW GAS FIRES FITTED
- PRIVATE GARDEN
- THREE BEDROOMS
- NO CHAIN





## OUTSIDE

The property benefits from having a forecourt to the front, with gate leading to the front door. The rear garden, which is a very good size and benefits with no rights of access.

## LOCATION

Located in one of the area's most sought after residential areas within close proximity to all that South Road has to offer, including independent delicatessens, ASDA supermarket and bakeries. Local dentist and pharmacy. Excellent transport links.

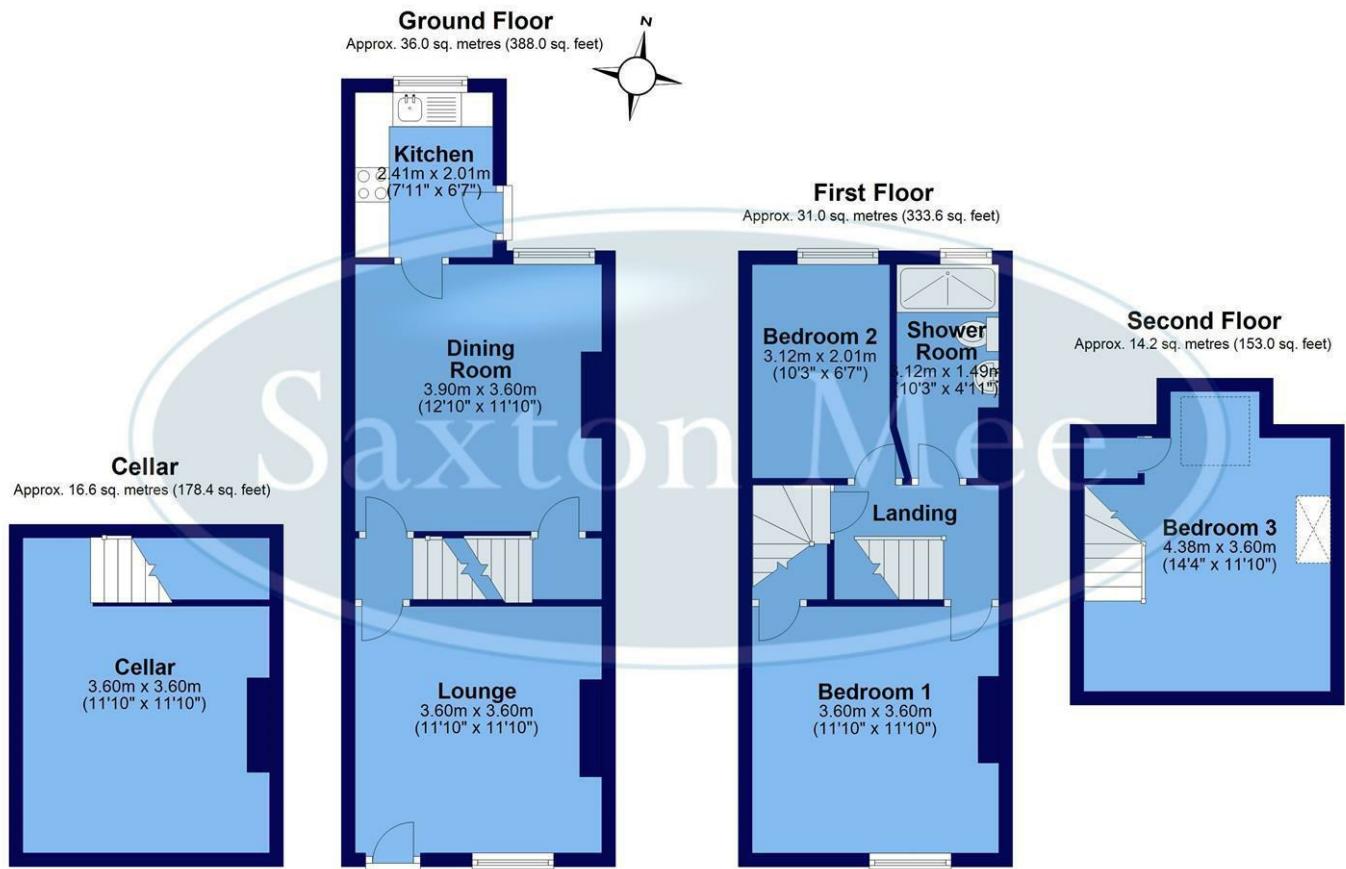
## MATERIAL INFORMATION

The property is leasehold and we await confirmation of the number of years left on the lease.

## VALUER

Victoria Parkin

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.



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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	80
(B1-B1) B	52
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	
(B1-B1) B	
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC