Saxton Mee

Whitehouse Lane Walkley Sheffield S6 2UZ
Offers In The Region Of £285,000

St Luke's
Sheffield's Hospice

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** FREEHOLD PROPERTY ** TWO ALLOCATED PARKING SPACES ** B RATED EPC ** An exciting opportunity has arisen to purchase this deceptively spacious three bedroom semi-detached house which was built in 2020 and is located within the sought after area of Walkley S6.

Beautifully presented throughout the property enjoys a fabulous contemporary décor and benefits from a number of important features including two allocated parking spaces, an enclosed private garden to the rear, two bath/shower rooms, a spacious kitchen diner, and a downstairs WC.

On the ground floor the accommodation includes an entrance hall, a lounge to the rear aspect that has French doors to the garden and a fully fitted media/storage wall, a WC/Cloakroom, and the impressive dining kitchen which has a range of shaker style fitted cupboards with solid wood worktops, and integrated appliances to include an electric oven, four ring gas hob, a dishwasher, washing machine, and a fridge freezer.

The first floor features a master bedroom that has fitted wardrobes and an ensuite shower room, a second double bedroom to the rear aspect, a third bedroom that is currently used as a home office, and a well appointed bathroom that has a white suite with a shower over the bath.

- DECEPTIVELY SPACIOUS
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- SPACIOUS KITCHEN DINER
- TWO ALLOCATED PARKING SPACES
- ENCLOSED PRIVATE GARDEN
- BUILT IN 2020
- EPC RATING B
- POPULAR LOCATION

OUTSIDE

To the rear is an enclosed private garden with a secure gate that allows access to the allocated parking spaces. The garden features a lawn area, a paved patio, and a planted flower bed.

LOCATION

A highly sought after residential area within close proximity to excellent local amenities at both Walkley and Crookes which includes numerous shops, cafes, restaurants and some superb pubs including the fantastic Blind Monkey which is just a short stroll away. There are good regular bus routes running along Howard Road and a tram stop on Langsett Road/Infirmary Road offering easy access to the Universities, main City Hospitals and Sheffield City centre which is approximately two miles away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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.

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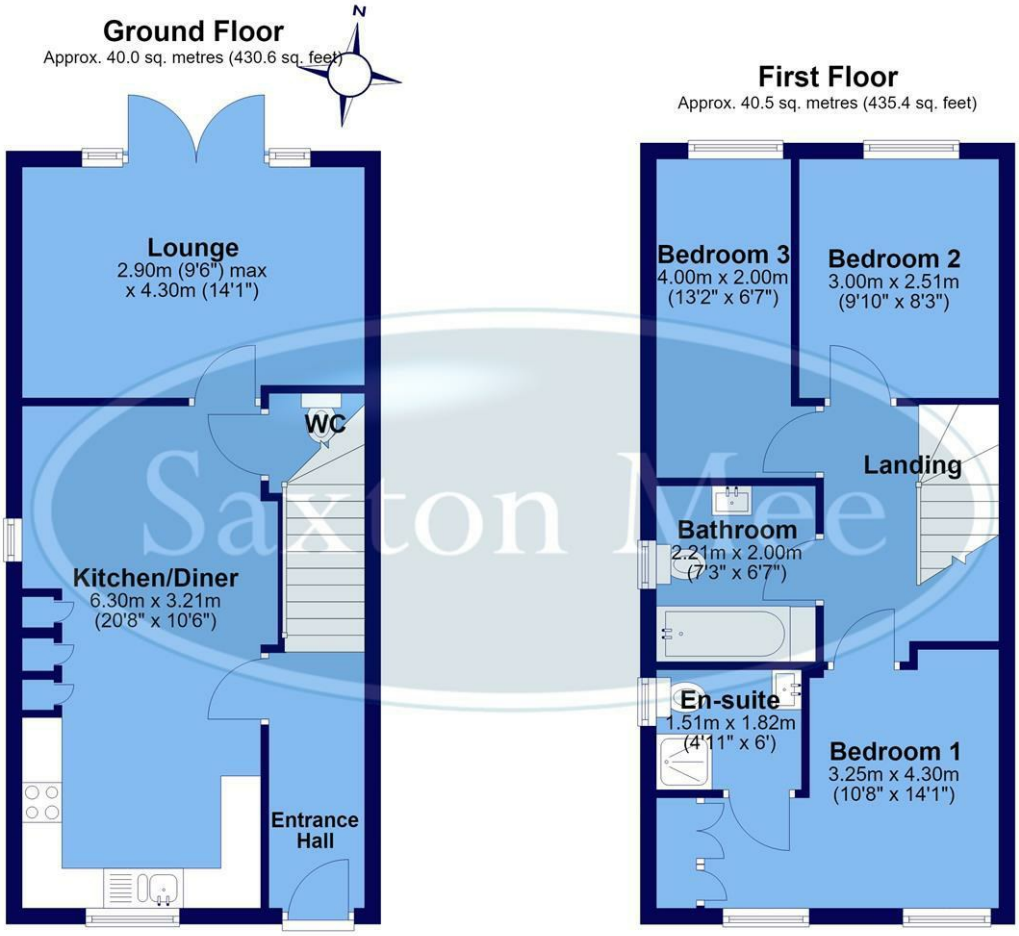

Total area: approx. 80.5 sq. metres (866.0 sq. feet)

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

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Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
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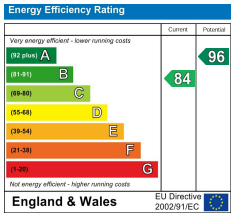

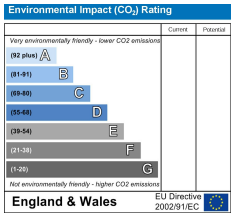

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