

# Saxton Mee



**Boyce Street Walkley Sheffield S6 3JS**  
**Offers In Excess Of £285,000**

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



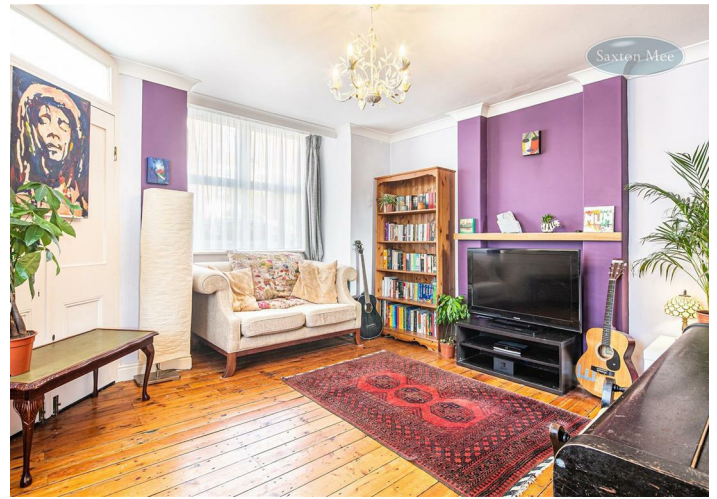
## Boyce Street

Sheffield S6 3JS

**Offers In Excess Of £285,000**

**\*\* UNEXPECTEDLY BACK ON THE MARKET \*\* EARLY VIEWING ADVISED \*\* FREEHOLD \*\* PANORAMIC CITY VIEWS \*\*** A rare and most exciting opportunity has arisen to acquire this much larger than average four bedroom end of terrace with music room and further living space to the basement level, located in the heart of Walkley and boasting over 1400 sq ft of accommodation carefully laid out over four floors. The property has been well maintained by the current owners and benefits from uPVC double glazing and gas central heating. Briefly, the living accommodation comprises: Entrance lobby giving access into the lounge with dual aspect windows allowing the room to fill with natural light. Spacious kitchen diner with a range of units, space for range cooker and fridge/freezer, sink with mixer tap and rear facing window enjoying fabulous views. First floor: Two double bedrooms and the family bathroom having a modern suite and comprising of bath with shower over, wash basin and WC. Second floor: A further two spacious double bedrooms. To the lower ground floor is a fantastic space, which would lend itself well to a self contained annexe for a dependent relative or teenager. The music room could be utilised as a fifth bedroom, having a front facing uPVC window. There is a study/second reception room to the rear as well as a utility room/bathroom and separate WC. The lower ground floor has its own access leading onto the courtyard garden to the rear.

- STUNNING VIEWS
- OVER 1400 SQ FT
- BEAUTIFUL WELL STOCKED GARDEN
- WELL PRESENTED THROUGHOUT
- FOUR/FIVE DOUBLE BEDROOMS
- LARGE CORNER PLOT
- QUIET CUL-DE-SAC POSITION
- CLOSE TO RUSKIN PARK







## OUTSIDE

At ground floor level is a fabulous roof terrace to the side and rear, enjoying far reaching panoramic views over the "Steel City" and beyond with cast iron railings around. Accessed from the lower ground floor is a private, mature courtyard style garden with NO NEIGHBOURING RIGHTS OF ACCESS ACROSS and having an array of beautiful plants, filling the space with a burst of colour, which is particularly impressive in the summer months.

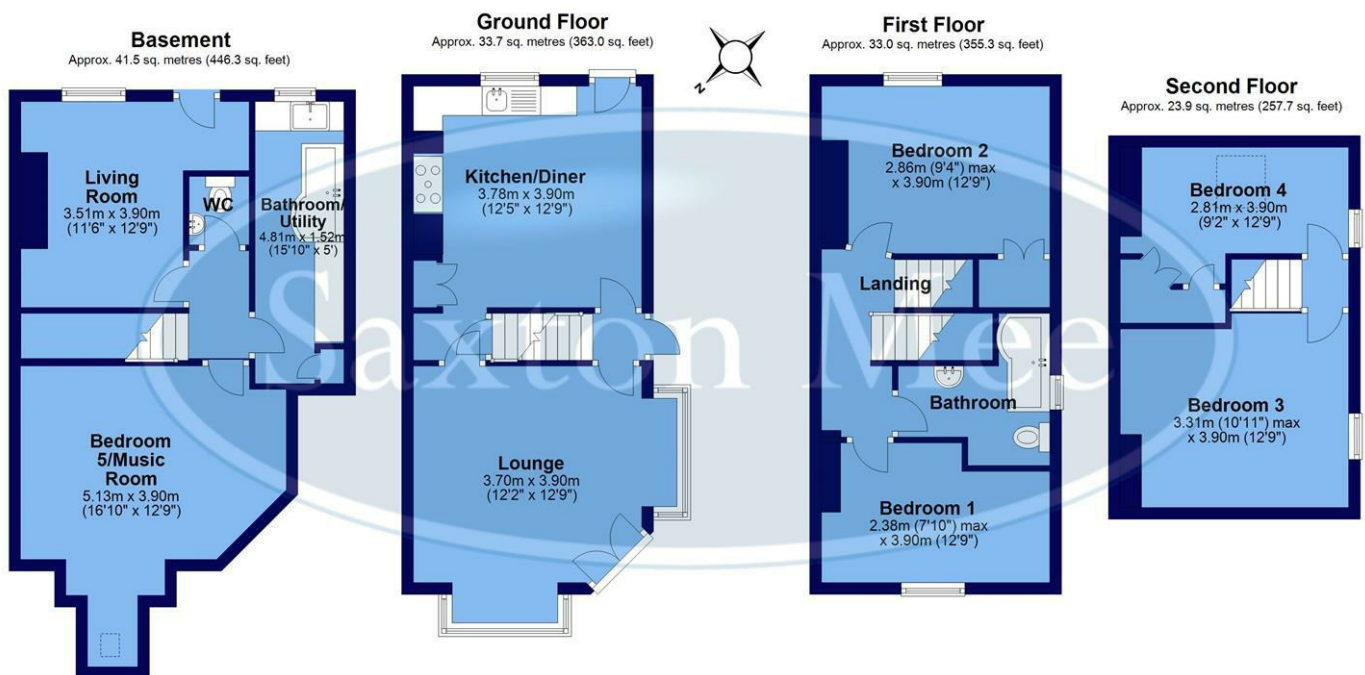
## LOCATION

Boyce Street is a quiet no through road located in the vibrant and bustling community of Walkley, Sheffield 6. The property is within easy reach of excellent local amenities on South Road including the ASDA superstore, independent delicatessen and bakery, micro-pub, dentist, GP practice and many other local shops/amenities. Excellent public transport links. Easy commute into the city centre and ideally placed for access to the teaching hospitals and universities.

## VALUER

Lewis Hughes 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.



Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

**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)

