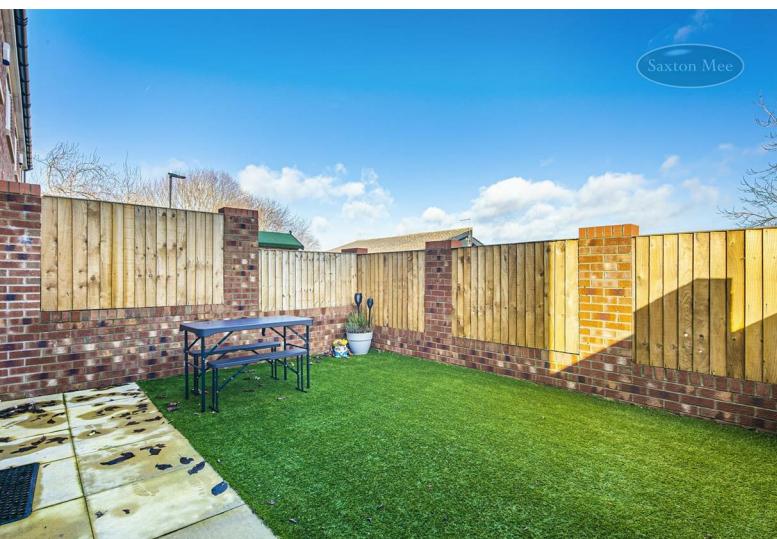


Saxton Mee

Saxton Mee



Whitehouse Court Walkley Sheffield S6 2EY
Offers In Excess Of £189,950

St Luke's
Sheffield's Hospice

Whitehouse Court

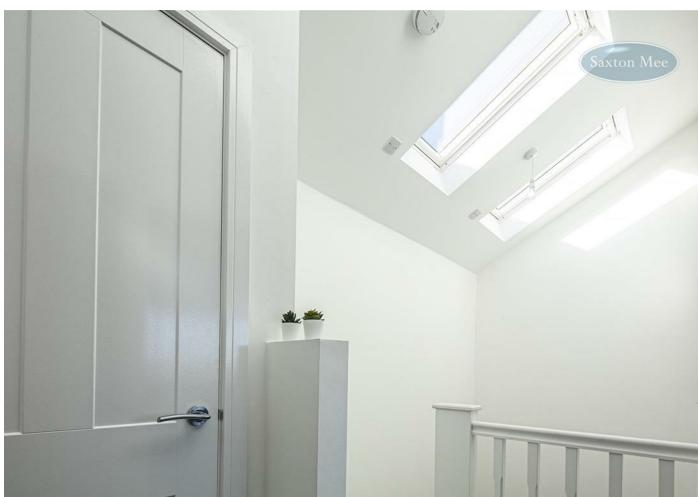
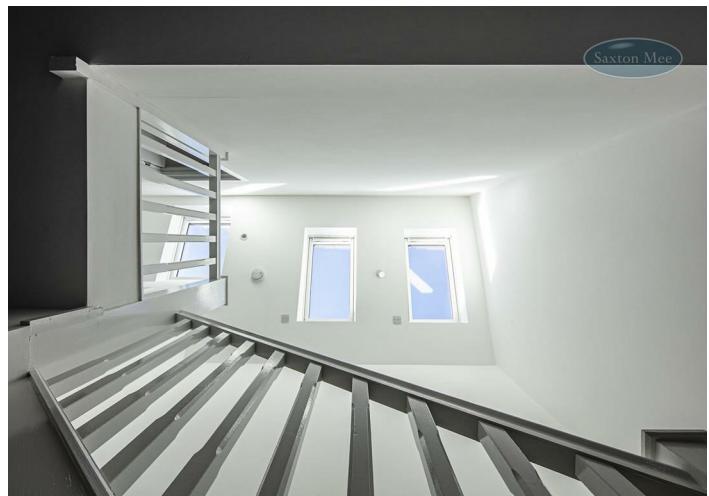
Sheffield S6 2EY

Offers In Excess Of £189,950

**** FREEHOLD ** ALLOCATED PARKING SPACE **** Constructed in 2020 by Walshaw Homes and having a remaining LABC warranty is this stunning, modern and contemporary two bedroom town house. Located on this sought after development in Walkley, the property offers easy access to central Sheffield via the SuperTram network, a range of local amenities and well regarded local schools. Briefly, the accommodation comprises: Entrance lobby. Large open plan kitchen, living and dining space with a modern fitted kitchen having an integrated fridge/freezer, washer/dryer, dishwasher, electric oven with hob above and a sink with mixer tap. Downstairs W.C. The lounge is flooded with natural light from the French doors and floor to ceiling window as well as having a TV point, ample plug points and a thermostat controlling the ground floor central heating system. The staircase is truly impressive which again opens up the house with vast natural light coming from the three velux windows with rain sensors, two of which are electric operated and having a vaulted ceiling. Two spacious double bedrooms, one of which houses the thermostatic control for the first floor and having a TV point. Modern fitted shower bathroom with rainfall shower over the bath, wall mounted wash hand basin and low level W.C.

- TWO DOUBLE BEDROOMS
- REMAINING LABC WARRANTY
- BUILT IN 2020 BY WALSHAW HOMES
- ALLOCATED PARKING SPACE
- FREEHOLD





OUTSIDE

Externally, the property enjoys a fully enclosed garden with patio seating area and artificial lawn. Allocated parking space and ample visitor parking on site.

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 including the SuperTram at the end of the road. Easy access to the city and well regarded local schools.

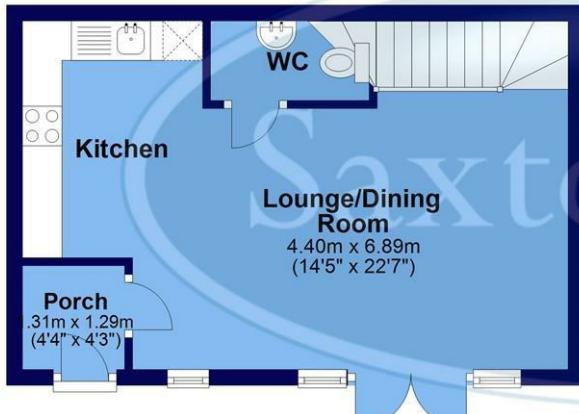
VALUER

Lewis T. 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.

Ground Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.8 sq. feet)



Total area: approx. 60.4 sq. metres (650.3 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



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	83
(B1-B1) B	97
(B9-B9) C	
(D5-D4) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	
(B1-B1) B	
(B9-B9) C	
(D5-D4) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	