

Saxton Mee

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**Walkley Bank Road Walkley Sheffield S6 5AJ**  
Offers In The Region Of £139,995

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

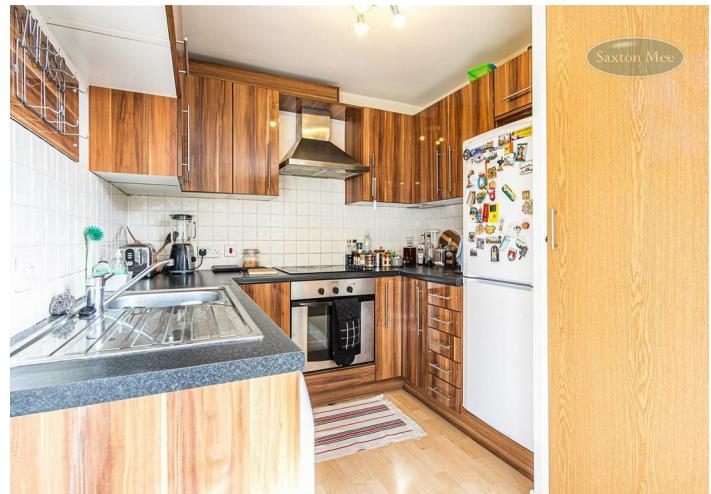
# Walkley Bank Road

Sheffield S6 5AJ

**Offers In The Region Of £139,995**

**\*\* NO CHAIN \*\* LIFT ACCESS AND UNDERCROFT PARKING \*\*** Of interest to a first time buyer or investor alike is this well presented, two double bedroom apartment located in the sought after area of Walkley within easy reach of a wide range of amenities on South Road and a short distance away in both Crookes and Hillsborough. The property has underfloor heating throughout and double glazed windows. In brief, the living accommodation comprises: Entrance hall with secure intercom system. Spacious living area with juliet balcony and open plan kitchen with integrated oven, electric hob with extractor above. Space for a fridge/freezer. Two generous double bedrooms, both with fitted wardrobes providing ample storage. Modern shower room with large walk in shower cubicle, wash basin and W.C.

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- UNDERCROFT PARKING
- CONVENIENT LOCATION
- VIEWING ADVISED
- NO CHAIN





## OUTSIDE

Secure undercroft parking for one vehicle and communal grounds for residents to sit out.

## LOCATION

Located within close proximity to excellent local amenities on South Road and in Crookes, including an ASDA supermarket. Regular public transport and easy access to the City Centre. Well regarded local schools and popular bars and restaurants.

## 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.

Approx. 56.4 sq. metres (606.8 sq. feet)



**Total area: approx. 56.4 sq. metres (606.8 sq. feet)**

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.

Plan produced using PlanUp.

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

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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	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	EU Directive 2002/91/EC