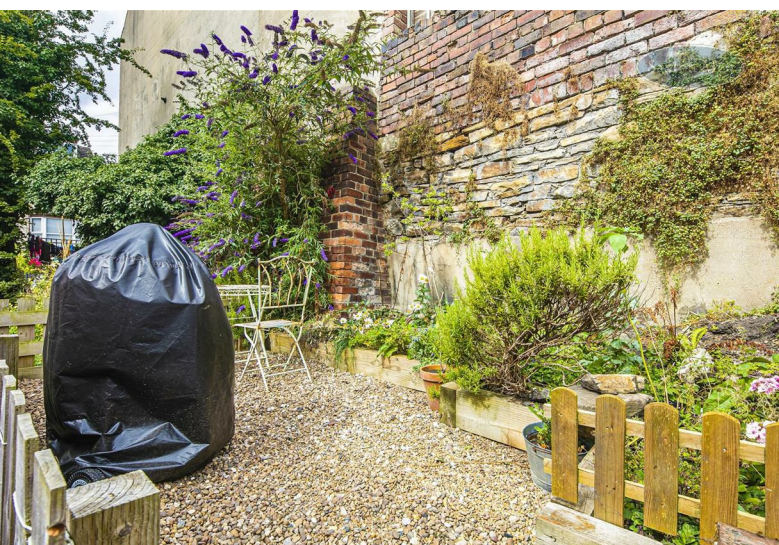




Boyce Street Walkley Sheffield S6 3JS
Price £220,000

Boyce Street

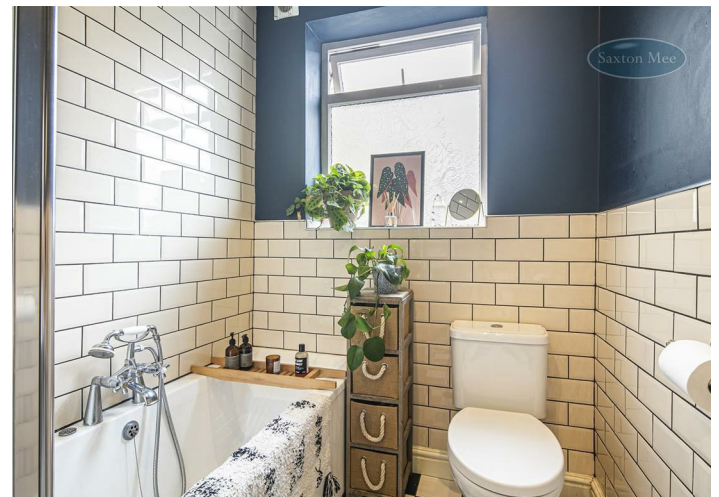
Sheffield S6 3JS

Price £220,000

Situated in the heart of popular Walkley is this well presented and generously proportioned three bedroom mid-terrace. The property benefits from a new kitchen and bathroom in the last three years, uPVC double glazing and gas central heating throughout. Briefly, the accommodation comprises: lounge to the front with original floorboards, coving and decorative fireplace. The dining room is generously proportioned and in turn leads into the stylish off shot kitchen having a range of wall, drawer and base units with tiled splashback. Integrated dishwasher and washing machine, built in oven, hob, microwave and extractor. Sink with mixer tap. First floor: Master bedroom to the front with storage over the stairs. Single bedroom two. Modern, stylish bathroom suite with rainfall shower over the bath, wash hand basin and W.C. A further staircase rises to the attic bedroom three with dormer window allowing for plenty of natural light.

- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- DELIGHTFUL COURTYARD GARDEN WITH PLANTERS
- SOUGHT AFTER LOCATION
- CLOSE TO RUSKIN PARK
- EARLY VIEWING ADVISED





OUTSIDE

To the front, a low stone wall and hedging provides privacy and steps rise to the front door. To the rear is a fully enclosed tiered garden with courtyard outside the rear door and steps then rise to the seating area with planted beds.

LOCATION

Located in this quiet backwater position with excellent amenities close by including supermarkets. Regular public transport. Local shops. Easy access to Sheffield city centre, central hospitals and universities as well as close proximity to vast open countryside, just a short drive away.

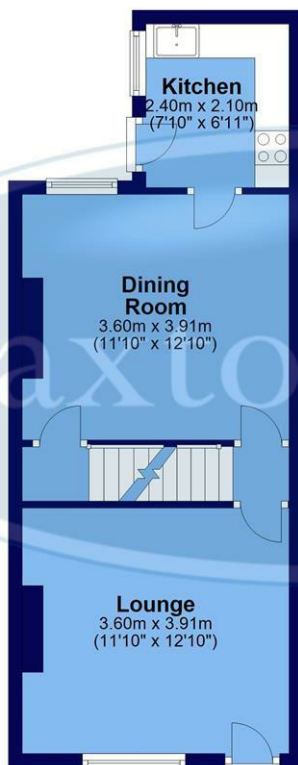
VALUER

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.

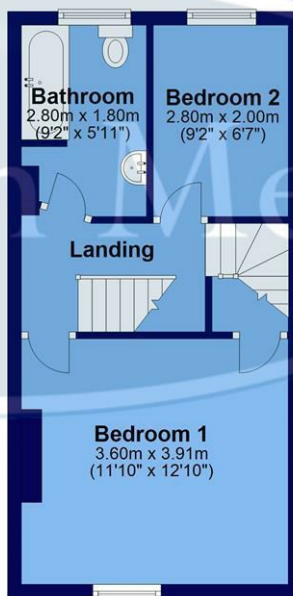
Ground Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



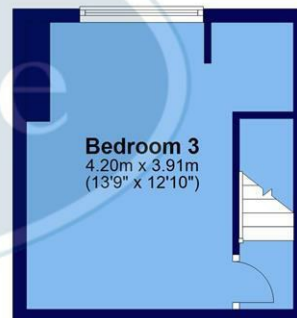
First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



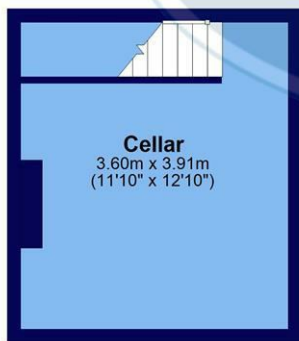
Second Floor

Approx. 16.4 sq. metres (176.7 sq. feet)



Cellar

Approx. 17.6 sq. metres (189.0 sq. feet)



Total area: approx. 103.3 sq. metres (1111.6 sq. feet)

**Crookes
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	