

Walkley Road, Sheffield

- TWO BEDROOMS
- DRIVEWAY
- EXTENSIVE VIEWS
- EPC RATING D
- SEMI DETACHED
- OPEN PLAN LOUNGE DINER
- LARGE FAMILY BATHROOM

Asking Price £220,000

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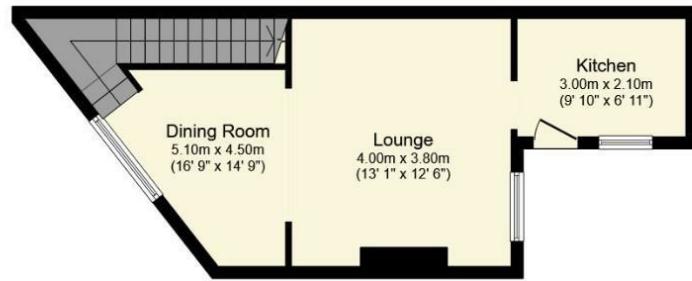
DESCRIPTION

Hunters Hillsborough present a fantastic opportunity to own this unique two bedroom semi-detached house with off road parking in the popular district of Walkley offering a great choice of nearby shopping amenities. With spacious rooms and high ceilings, viewings are a must to appreciate the accommodation on offer.

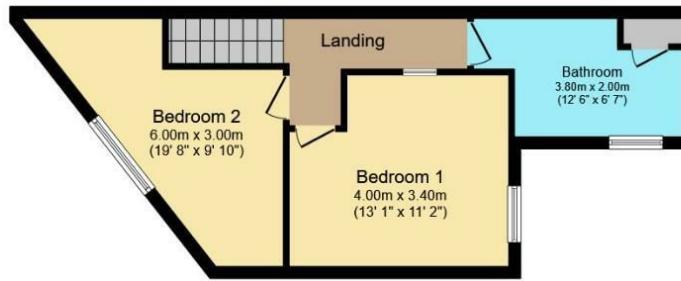
A secure gate leads you into the garden and to the side facing entrance. Into the fitted kitchen with a good range of wall and base units with cream fronts and accompanying work surfaces. Integrated appliances include an electric oven and gas hob with space for a freestanding fridge freezer and a washing machine. The kitchen opens into the large lounge diner with dual aspect windows, neutral décor and access to a cellar. The dining area has open plan stairs to the first floor having two bedrooms, one currently being used as a relaxing study with outstanding views. Family sized bathroom with bath, shower over bath, sink basin and W/C. Outside the property has a drive for off street parking and an enclosed side garden with a sun soaked decked area.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Sheffield - Hillsborough Office on 0114 242 4260 if you wish to arrange a viewing appointment for this property or require further information.

1 Middlewood Road, Hillsborough, S6 4GU

Tel: 0114 242 4260 Email:

hillsborough@hunters.com [https://www.hunters.com](http://www.hunters.com)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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