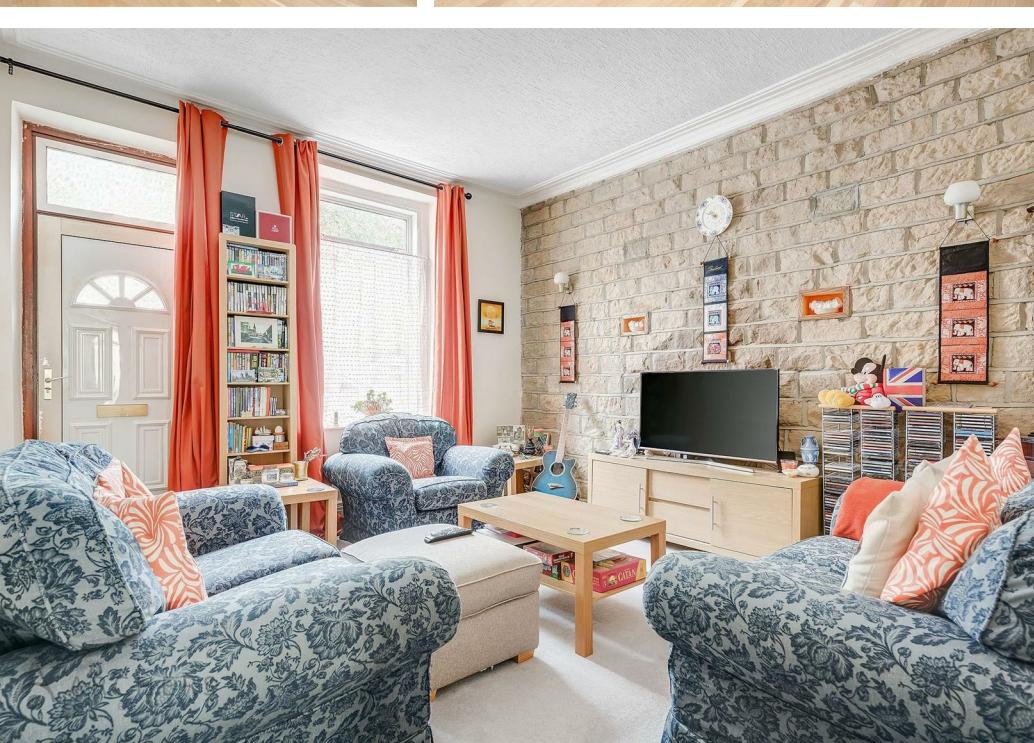# 138 Walkley Street, Walkley, Sheffield, S6 2WT
## £795 PCM
### Council Tax Band: A

A modern styled two double bedroom mid terraced property which is larger than average and is located on a popular street in the heart of Walkley! Perfect for professional couples, the property has been well maintained throughout and is positioned close to excellent transport links gaining easy access to the Universities, Hospitals and City Centre. Having a host of amenities nearby including shops, cafes and a supermarket on South Road - you could not ask for a better location! In brief, the property comprises; Lounge, Inner Hallway, Dining Room and Offshot Kitchen with modern units. To the first floor there is a Landing area, two double sized Bedrooms and an Offshot Bathroom with modern suite. Outside, there is a low maintenance patio Garden to the rear enjoying a south facing aspect. With double glazing and gas central heating throughout. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. Contact Archers Estates to view today! Council Tax Band A, Holding fee is £183.00, Full deposit due is £917.00

**Ground Floor**
Approx. 38.6 sq. metres (415.7 sq. feet)

**First Floor**
Approx. 38.6 sq. metres (415.1 sq. feet)

**Kitchen**
2.73m x 1.81m
(8'11" x 5'11")

**Dining Room**
4.04m x 3.69m
(13'3" x 12'1")

**Bedroom 2**
4.07m x 2.71m
(13'4" x 8'11")

**Cellar**
Approx. 15.9 sq. metres (171.0 sq. feet)

Cellarhead

Inner Hallway

Landing

Store

**Cellar**

**Lounge**
4.00m x 3.69m
(13'1" x 12'1")

**Bedroom 1**
4.00m x 3.69m
(13'1" x 12'1")

IN

Total area: approx. 93.1 sq. metres (1001.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

# ARCHERS
ESTATES

## 138 Walkley Street, Sheffield

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC