



Boyce Street Walkley Sheffield S6 3JS
Guide Price £210,000

Boyce Street

Sheffield S6 3JS

Guide Price £210,000

GUIDE PRICE £210,000-£220,000 ** NO CHAIN ** Situated in this sought after cul-de-sac in the heart of popular Walkley is this three double bedroom mid-terrace with spacious accommodation over four floors. The property benefits from hardwood timber double glazing and gas fired central heating throughout. Briefly, the accommodation comprises: Lounge to the front with chimney breast and feature fireplace. Inner lobby with stairs rising to the first floor. Fitted kitchen having a range of units at wall, drawer and base level. Space for a fridge/freezer and washing machine. Built in oven with extractor and hob above. To the lower ground floor is a useful cellar storage space and the main bathroom with bath and shower above, feature fireplace, wash hand basin and W.C. A door leads out onto the rear garden. To the first floor are two large double bedrooms. A further staircase rises to the attic bedroom three which again is generously proportioned with storage to the eaves.

- THREE DOUBLE BEDROOMS
- LARGE CELLAR IDEAL FOR STORAGE
- GOOD SIZED REAR GARDEN
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO RUSKIN PARK
- REGULAR TRANSPORT LINKS





OUTSIDE

To the rear is a good sized garden with space to sit out, a raised walk way gives access to the rear of the row of properties and offers further terrace space for a small table and chairs and potted plants.

LOCATION

Boyce Street is a quiet no through road located in the vibrant and bustling community of Walkley, Sheffield S6. The property is within easy reach of excellent local amenities on South Road including the ASDA superstore, independent delicatessen and bakery. Walking distance to the universities and hospitals. Well regarded local schools.

MATERIAL INFORMATION

Tenure: Leasehold.

Lease Length: 800 years from 1896.

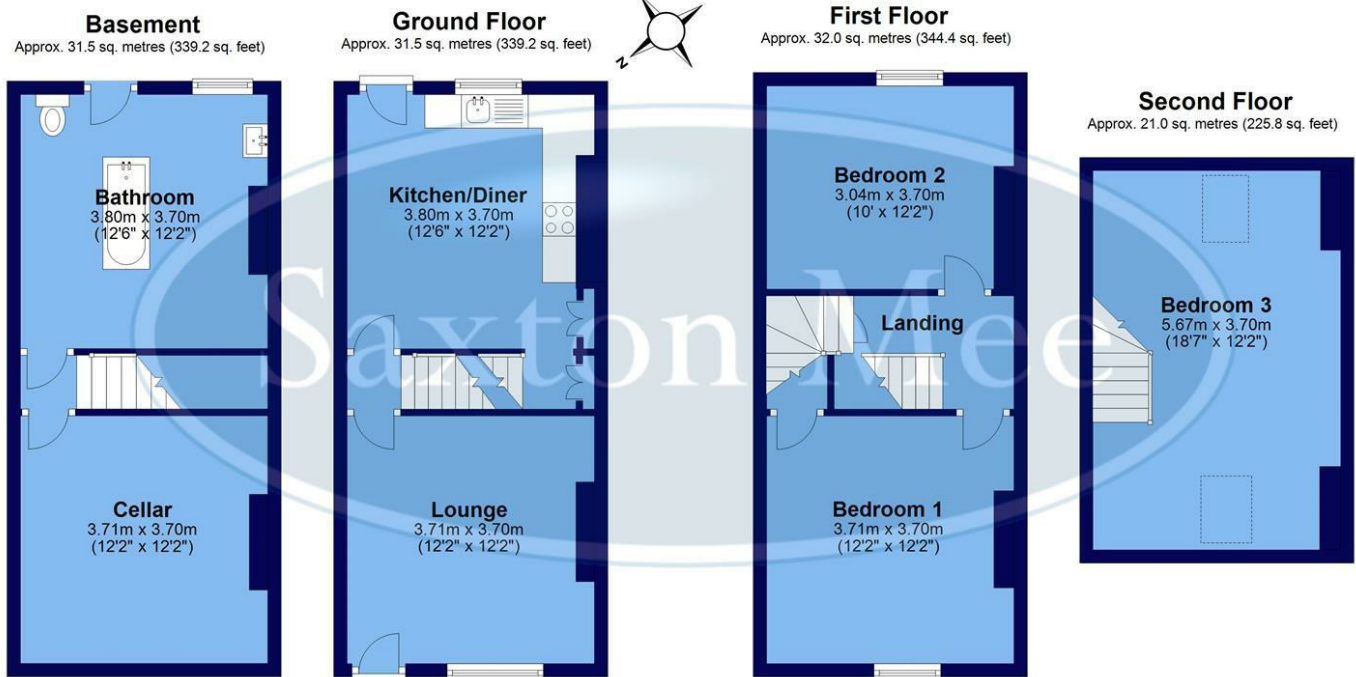
Ground Rent: £6 P.A.

Council Tax: Band A.

NOTE

Please note the property is tenanted until June 2023 and therefore completion dates will be required to take place thereafter.

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.



Total area: approx. 116.0 sq. metres (1248.5 sq. feet)

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

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

