

Saxton Mee



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

# Boyce Street

Sheffield S6 3JS  
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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 across 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 6. 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.

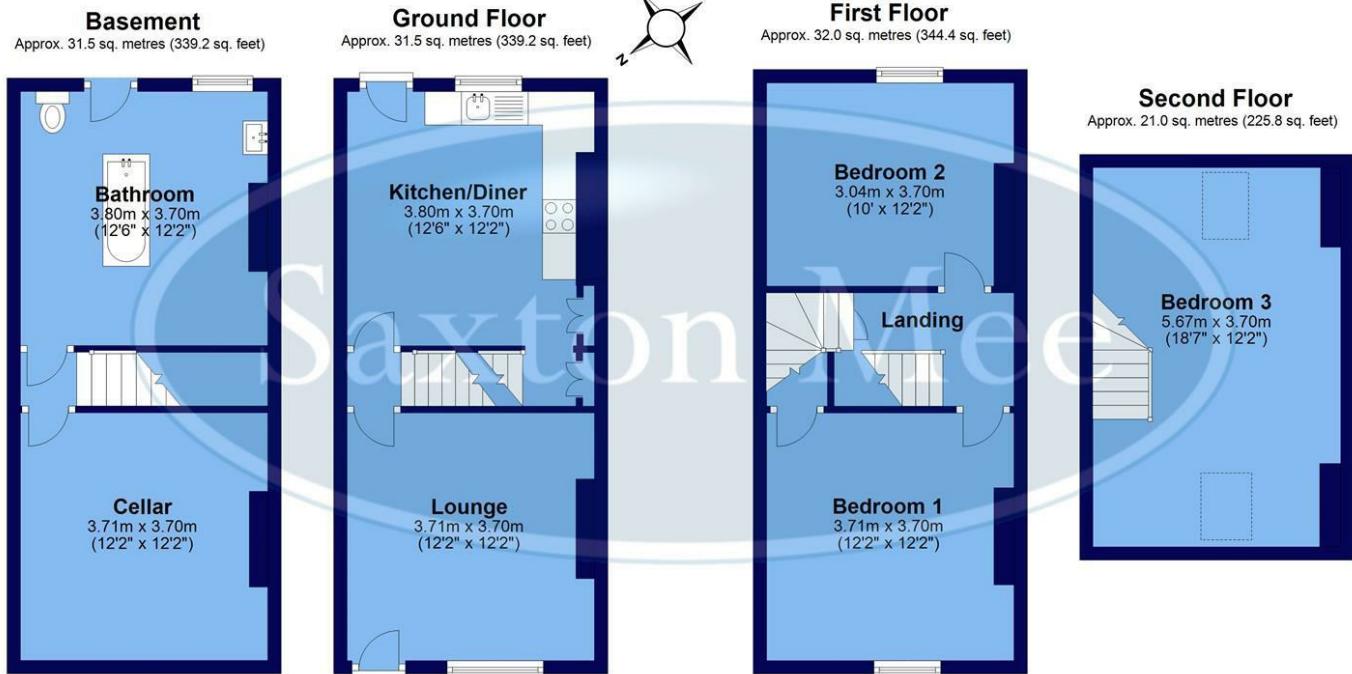
Lease Length: 800 years from 1896.

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.



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

All measurements are approximate  
Plan produced using PlanUp.

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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		52	
EU Directive 2002/91/EC			