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Walkley Bank Road,
Walkley
Sheffield,
S5 5AJ



**A lovingly maintained 2-bed in a superb spot
below South Road: Walkley Bank Road.**

Boasting excellent transport links and attractive neutral
décor throughout, this home is sure to impress.





Time to explore.

Situated just around the corner from South Road, the main thoroughfare through Walkley, you will find Walkley Bank Road. This is a location that offers a breath-taking vantage point over the city with leafy views for miles around. You are well-positioned to access the entire catalogue of amenities in Walkley, Crookes and Hillsborough, ranging from delicious dining options to independent businesses and high street favourites. Highlights include the locally sourced farm shop, an antiques shop, and a vintage clothes shop and a florist all mere minutes away. There is a wealth of green space local to Walkley, whether it's the Morley Street Allotments or the majestic Bolehills Park just up in Crookes which boasts its own BMX track. It is safe to say at Walkley Bank Road you are never short of a delightful retreat into nature. Generous on-road parking and strong transport links make this an ideal base of operations for commuting professionals.

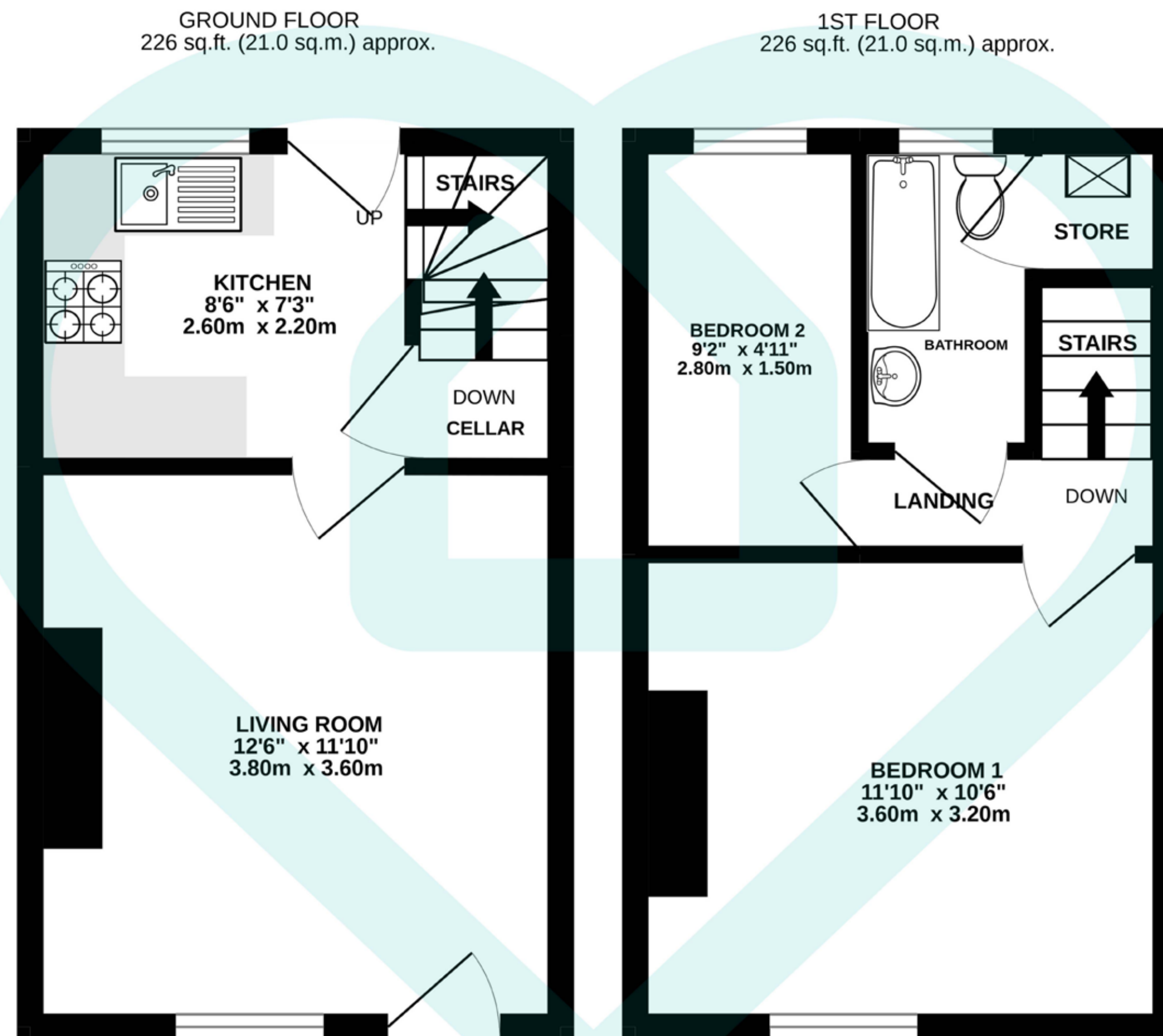
Step inside your new home.

You enter Walkley Bank Road directly into the living room, a sizeable space that benefits from the generous layout of its traditional terrace structure. It features a charming mix of modern décor and period features, such as the tall ceiling and elegant coving, with a smart fireplace feature and broad alcoves perfect for storage solutions. With plenty of space left over for comfy furniture, this is the ideal spot for a cosy night in. At the back of the ground floor is the kitchen, with stairs leading up to the first floor and down to the cellar for storage. The kitchen features modern fittings with practical appliances and handy space for white goods. Beyond the kitchen door is the rear garden, comprised of a gravel courtyard and a flagged patio perfect for outdoor seating, overlooked by trees for privacy. Back inside, the first floor is comprised of two bedrooms and the family bathroom. Bedroom 1 is a great size occupying the full width of the home, with room for a double bed and storage solutions. Bedroom 2 is snuggler in scale and would make an excellent home office for remote working. The family bathroom features a sleek three-piece suite with a practical shower above the bath and a heated towel rail.









TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



sales@morfittsmith.co.uk



lettings@morfittsmith.co.uk



newhomes@morfittsmith.co.uk



@morfittsmith



@morfittsmith



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