

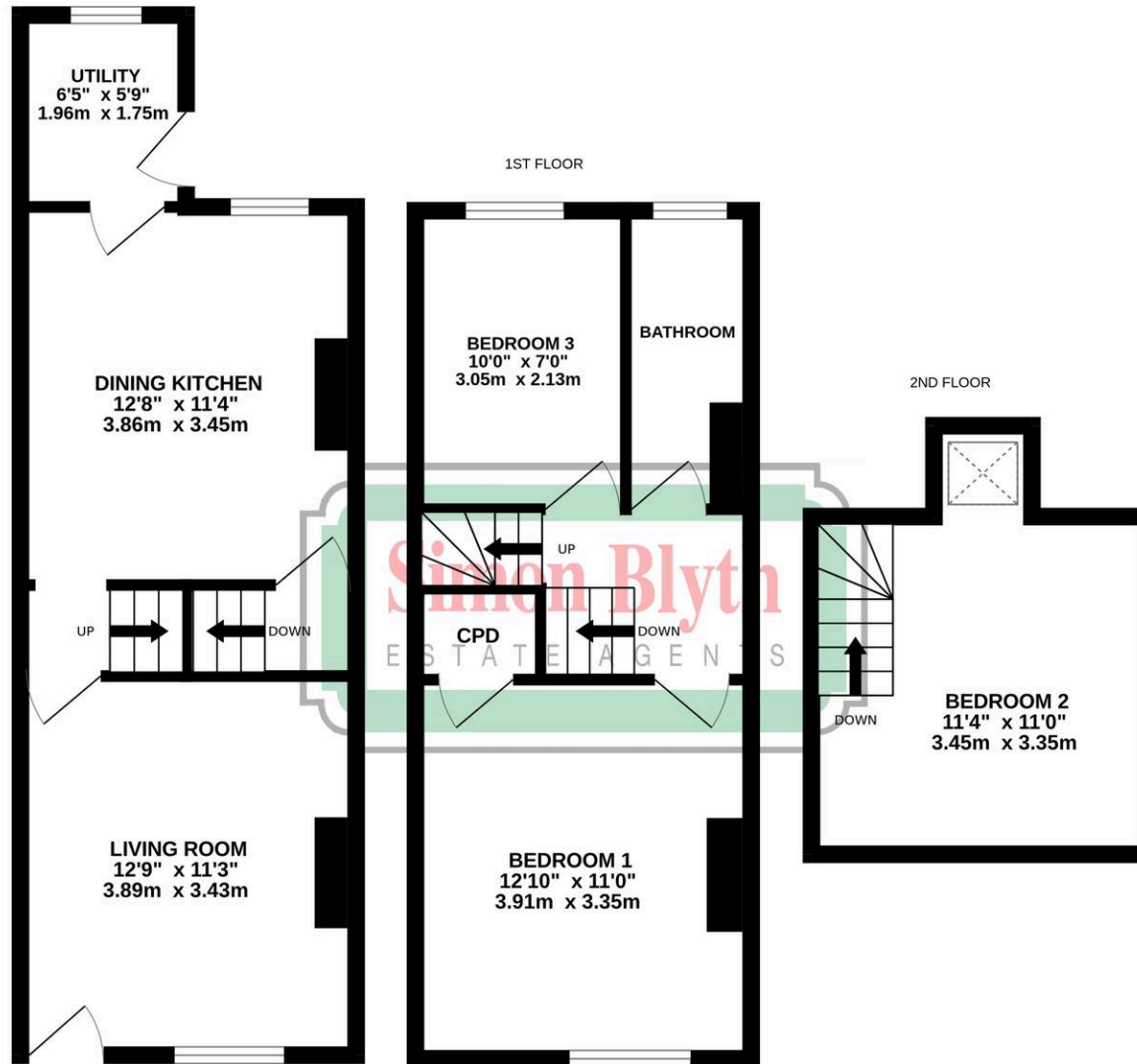


## Palm Street, Walkley

Sheffield

Offers in Region of **£275,000**

GROUND FLOOR



PALM STREET

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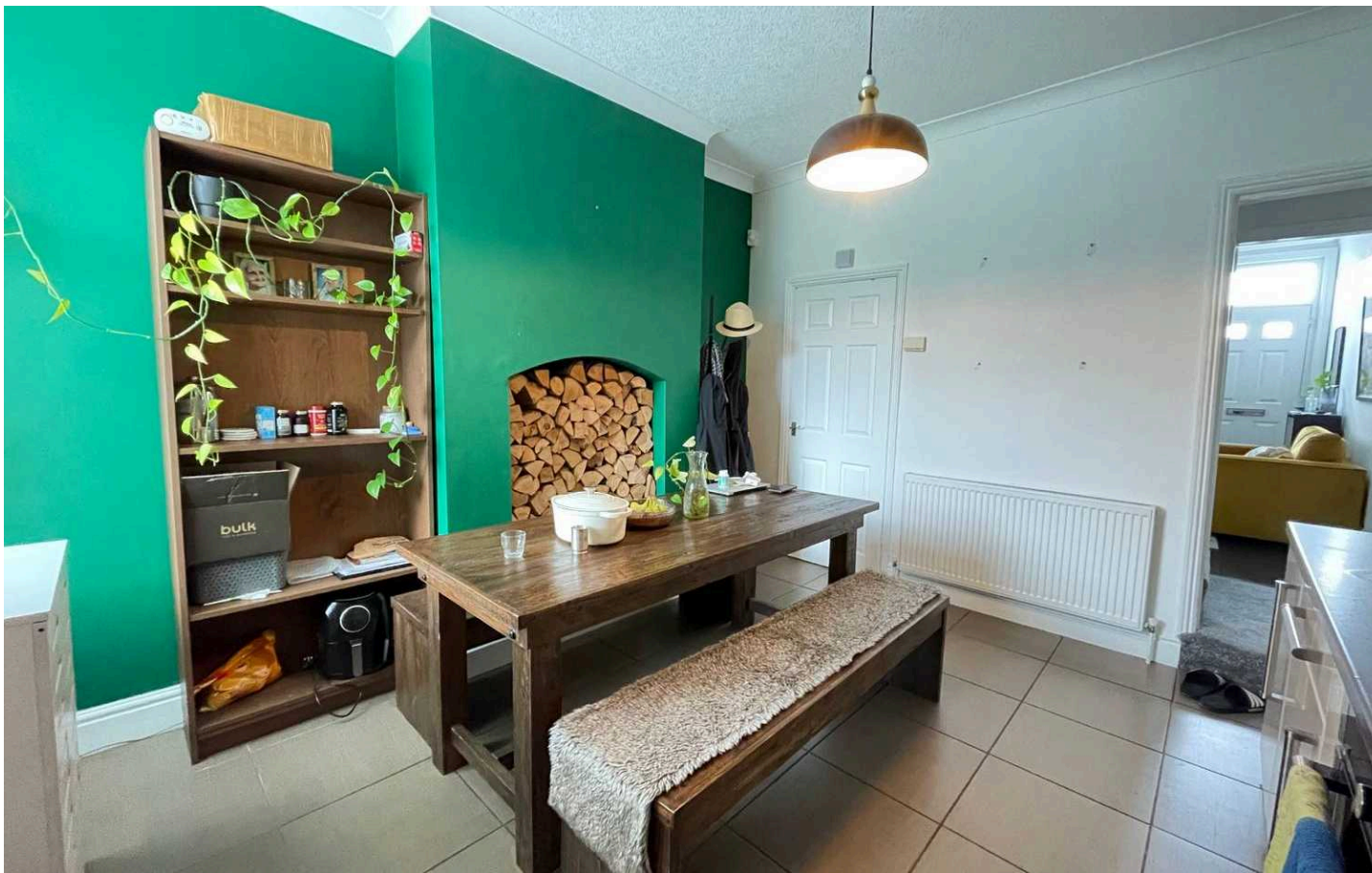


## Palm Street

Walkley, Sheffield

A BEAUTIFULLY PRESENTED THREE BEDROOM BRICK-BUILT TERRACE PROPERTY, LOCATED IN THIS HIGHLY REGARDED AREA OF SHEFFIELD AND ENJOYING A QUIET POSITION, YET WITHIN EASE OF REACH OF MANY LOCAL AMENITIES AND ACCESS TO THE CITY CENTRE. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE HOME CONSISTS OF THE FOLLOWING ACCOMMODATION IN A THREE STOREY CONFIGURATION PLUS CELLAR; To the ground floor, living room, dining kitchen and utility. To the first floor, there are two bedrooms and family bathroom and to the second floor we find bedroom three. Outside, there is a cottage style garden to the front and a well sized enclosed garden to the rear. The EPC rating is E-47 and the council tax band is A.





### ENTRANCE

Entrance gained via composite and obscure glazed door with matching panel over, displaying the number, into the living room.

### LIVING ROOM

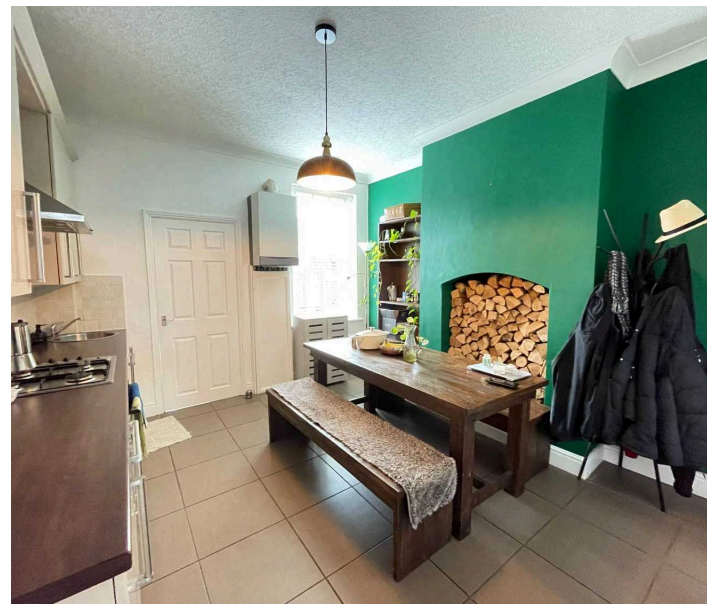
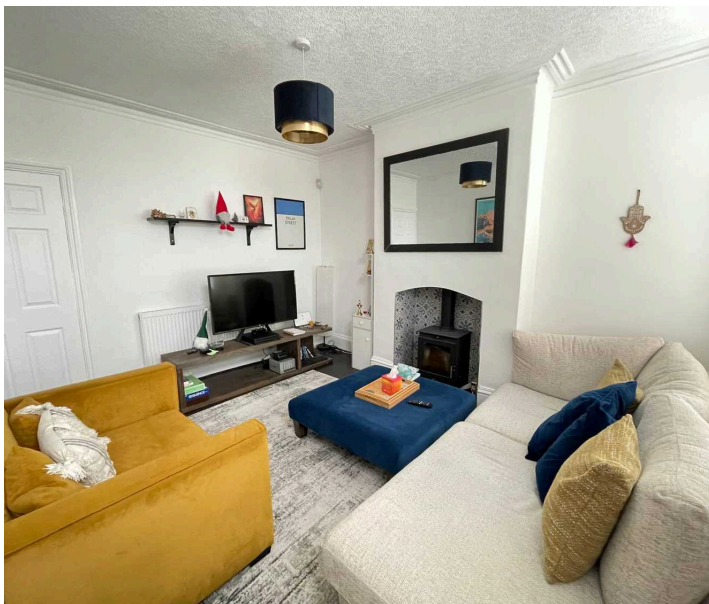
A front facing reception space, with the main focal point being a multi-fuel stove sat within surround. There is ceiling light, coving to the ceiling, wood effect laminate flooring and central heating radiator. A door opens through to the inner hallway.

### INNER HALLWAY

With staircase rising to the first floor and door leading through to the dining kitchen.

### DINING KITCHEN

With ample room for a dining table and chairs, the kitchen itself has a range of wall and base units in a high gloss Cappuccino colour with contrasting wood block effect worktops, tiled splashbacks and tiled floor. There are integrated appliances in the form of a stainless steel electric oven with four burner gas hob and chimney style extractor fan over, integrated dishwasher and stainless steel basin with chrome mixer tap over. The room has ceiling light, further under cupboard lighting, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear. Further door opens to the cellar head, with steps descending to the full height cellar and provides useful storage space.



## UTILITY

From the dining kitchen a door opens to the utility, with continuation of the base units from the kitchen and laminate worktops. There is plumbing for a washing machine and space for a fridge freezer, there is also a stainless steel sink with chrome mixer tap over. There is ceiling light, part tiling to the walls, tiled floor, uPVC double glazed window to the rear and timber and single glazed door giving access to the rear garden.

## FIRST FLOOR LANDING

From the inner hallway, the staircase rises to the first floor landing with spindle balustrade, ceiling light and coving to the ceiling. Here we gain entrance to the following rooms.

## BEDROOM ONE

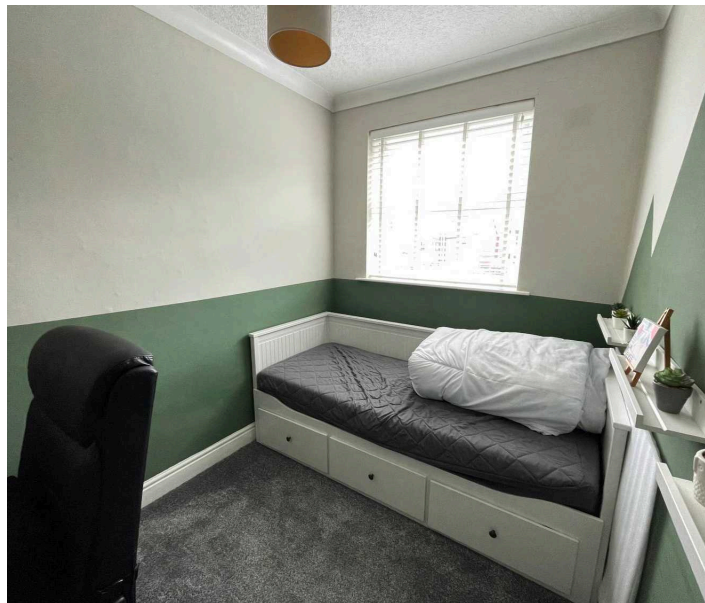
A front facing double bedroom, with cupboard above the stairs, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

## BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window to the rear.

## BATHROOM

Comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap and shower attachment. There is ceiling light, coving to the ceiling, part tiling to the walls, tiled floor, central heating radiator and obscure uPVC double glazed window to the rear.





## SECOND FLOOR

From the first floor landing, a door opens to the staircase which rises and turns to bedroom two.

## BEDROOM TWO

A further double bedroom, with ceiling light, skylight to the rear, central heating radiator and access to under eaves storage.

## OUTSIDE

To the rear of the home, there is a well sized and enclosed garden with tiered lawned spaces, to the lower section there is a flagged patio seating area and the garden is fully enclosed with perimeter fencing, hedging and walling and there is a right of access out across neighbouring properties, via a timber gate.



## **ADDITIONAL INFORMATION**

The EPC Rating is E-47, the Council Tax Band is A and we are informed by the vendor that the property is Freehold.

## **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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