

Saxton Mee



192 Bellhagg Road, Walkley, Sheffield, S6 5DB
Price guide £175,000 to £185,000

St Luke's
Sheffield's Hospice

192 Bellhagg Road

Walkley

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PRICE GUIDE £175,000-£185,000 ** FREEHOLD **

Enjoying panoramic views across the valley is this well presented, stone built mid-terrace with a much larger than average garden. The property benefits from uPVC double glazing, gas central heating and a fully tanked cellar. In brief, the living accommodation comprises: an entrance door opens into the lounge with exposed brick fire place. Kitchen/diner having a range of wall, base and drawer units, integrated appliances include dishwasher, washing machine, oven, four ring gas hob and extractor hood, ample space for a dining table and chairs, a door gives access to the rear garden. Access to the fully tanked cellar which could be used as a home office or utility room. First floor: master bedroom to the front and benefiting from fitted wardrobes. Good size single bedroom two. Three piece suite bathroom.

- STUNNING VIEWS
- LARGE REAR GARDEN
- TWO BEDROOMS
- WELL PRESENTED ACCOMMODATION
- FULLY TANKED CELLAR



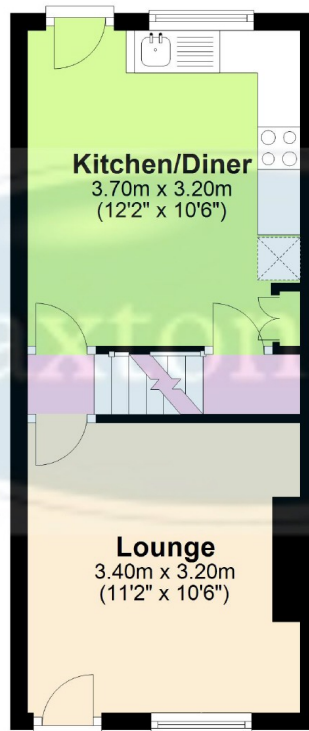


Outside: A front forecourt sets the property back from the road. A delightful rear garden mainly laid to lawn, patio and an abundance of plants and shrubs enjoying the outstanding views.

Located in this extremely popular location of Walkley. Local shops close by and regular public transport. In close proximity to both Crookes and Hillsborough with an abundance of local amenities. Close to University, Hospitals and Sheffield city centre.

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.

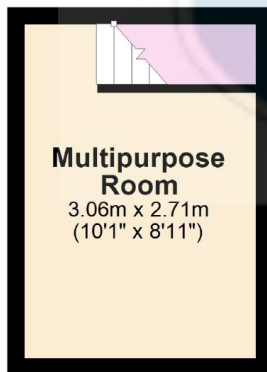
Ground Floor
Approx. 25.6 sq. metres (275.3 sq. feet)



First Floor
Approx. 31.7 sq. metres (340.9 sq. feet)



Basement
Approx. 10.6 sq. metres (114.1 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
		68	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			
		66	88