





40 Daniel Hill

Walkley • Sheffield • S6 3JF

Guide Price £200,000 to £210,000

Attractive 3 bedroom terraced property well placed for Ruskin Park located in popular Walkley. Stylishly presented, offering accommodation over 3 levels incorporating a fabulous attic bedroom and modern fitted kitchen and bathroom. Benefits from combination gas central heating, double glazing and a beautifully landscaped, private rear garden. Leasehold. Council tax band A A Upvc door leads to the lounge decorated with neutral tones having a uPVC bay window and coving to the ceiling. Inner hall leading to the Dining Kitchen fitted with a range of wall and base units with a high gloss white frontage, wood effect worktops, integrated 5 ring gas hobs, fan assisted electric oven, space for a tall fridge/freezer, access to the cellar, laminate flooring and a door leading to the utility room having a range of base units with a beech effect frontage, granite effect worktop with stainless steel sink, tiled splash back and space and plumbing for an electric washing machine, tiled flooring and a uPVC door to the garden. Upstairs are 2 bedrooms and the family bathroom fitted with a white suite with part tiling and a chrome heated ladder style radiator. To the attic is a generous double bedroom with 2 Velux windows and a further side facing uPVC window allowing lots of natural light, 2 useful store cupboard and further storage to the eaves. Outside to the front is a gravelled forecourt, side access to the rear where there is a recently landscaped private enclosed garden with Indian stone patio area, astro turf and all fully enclosed with modern style rustic fencing and complementary bin store. Daniel Street is situated close to the City Centre, University of Sheffield, Hospitals and Kelham with excellent transport links including the Supertram network close by and a host of amenities.



- Beautifully Presented
- Three Bedroom Terraced House
- uPVC Double Glazing
- Gas Central Heating
- Sought after Location

- Enclosed Landscaped Rear Garden
- Modern Fitted Kitchen
- White Bathroom Suite
- Ideally Placed for Sheffield City Centre
- Council Tax Band A, Leasehold £10pa 125Years from 1996

40 DANIEL HILL

APPROXIMATE GROSS INTERNAL AREA = 94.9 SQ M / 1021 SQ FT

CELLAR = 18.1 SQ M / 195 SQ FT

TOTAL = 113.0 SQ M / 1216 SQ FT

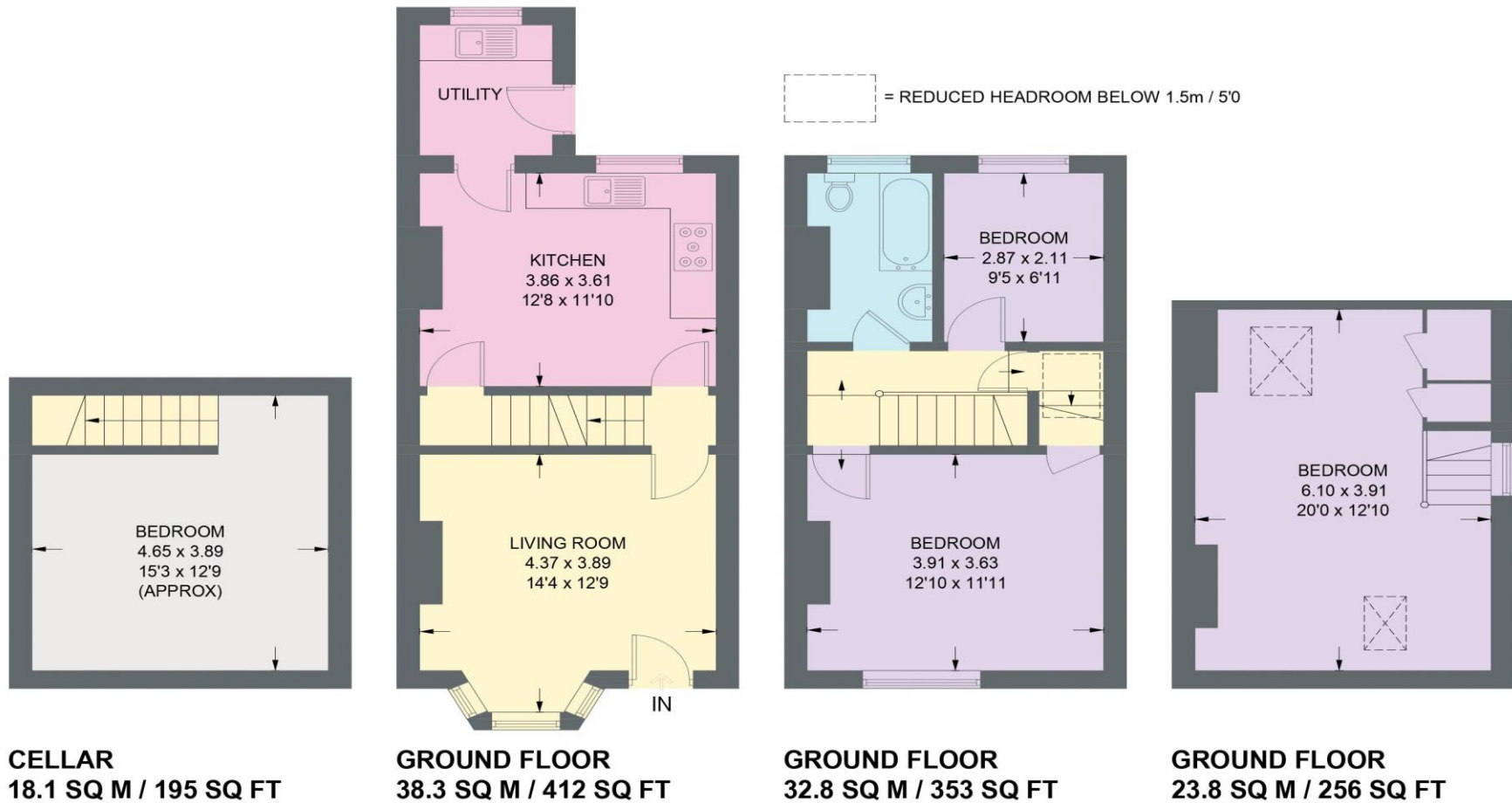


Illustration for identification purposes only.
measurements are approximate, not to scale.

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.