







6 Rivelin Street

Walkley • Sheffield • S6 5DJ

Guide Price £265,000 - £280,000

Located on a popular road in Walkley is a deceptively spacious, well presented 3-bedroom 1930's semi-detached property. Light and airy open plan versatile living space which opens directly to the enclosed landscaped rear garden featuring generous composite decked patio. Benefits from a sought-after location close to the Bolehills, with double glazing and combination gas central heating. Available with no onward chain. Steps descend to the property offering privacy from the road. The ground floor is dual aspect, filled with natural light. The bay fronted lounge is presented in neutral tones complemented by laminate floor with feature fireplace and open stairs. Overlooking the rear garden is a spacious dining kitchen fitted with wooden units and contrasting worktops creating ample storage and a range of appliances including Range cooker. The dining area links the kitchen with the lounge offering double doors to create a separation providing a flexible living space with pleasant garden aspect and direct access to the patio. The first-floor features 3 bedrooms presented with neutral décor and carpets, offering 2 generously proportioned double bedrooms and a smaller third bedroom/study. The bathroom is fitted with a modern 3-piece white suite, finished with white tiled walls and contrasting floor. A pleasant established side garden leads to the enclosed rear garden featuring landscaped lawn, stone patio and composite decked area which creates a seamless link with the dining kitchen, offering an extended outdoor living space ideal for entertaining. Rivelin Street is ideally located for access to the open countryside with great transport links to the city centre, universities and hospitals. Great local shops, pubs, and amenities with a growing café culture located in Walkley. Reputable schools nearby, and within walking distance of the Bolehills, including BMX track, playground, and basketball courts.



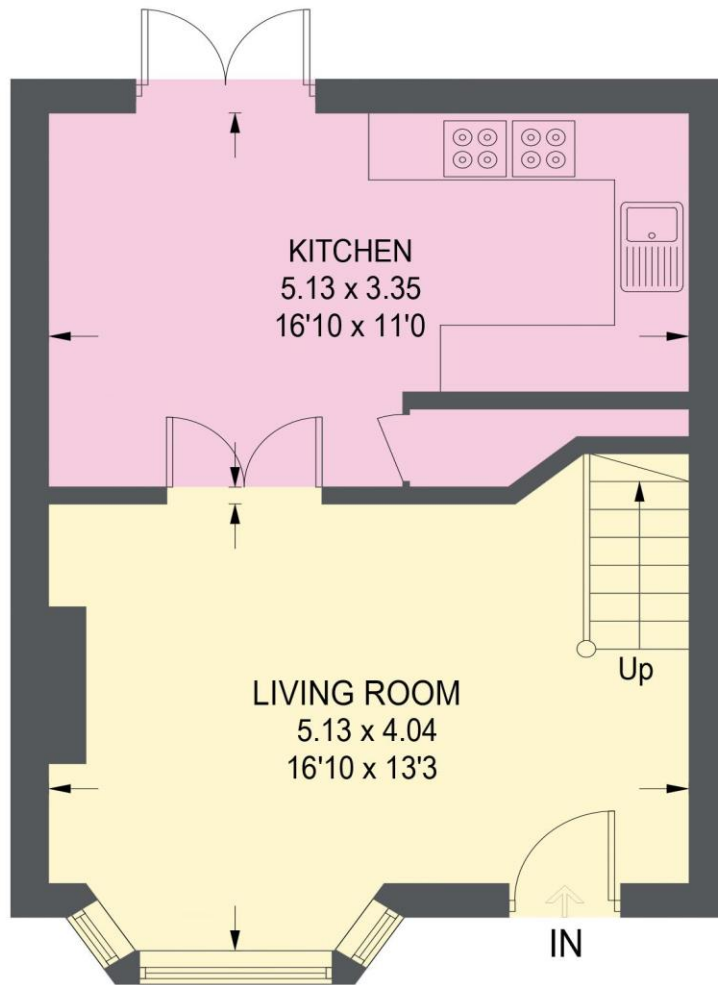


- 1930's Semi Detached Property in Walkley
- 3 Bedrooms & Modern Bathroom
- Light & Airy Open Plan Living Space
- Impressive Far Reaching Views
- Popular Location Close to Bole Hills
- Combination Boiler & Double Glazing
- Attractive Rear Garden & Decked Patio
- NO ONWARD CHAIN
- Leasehold Until 2038 - £3.50 / year
- Council Tax Band B, EPC TBC

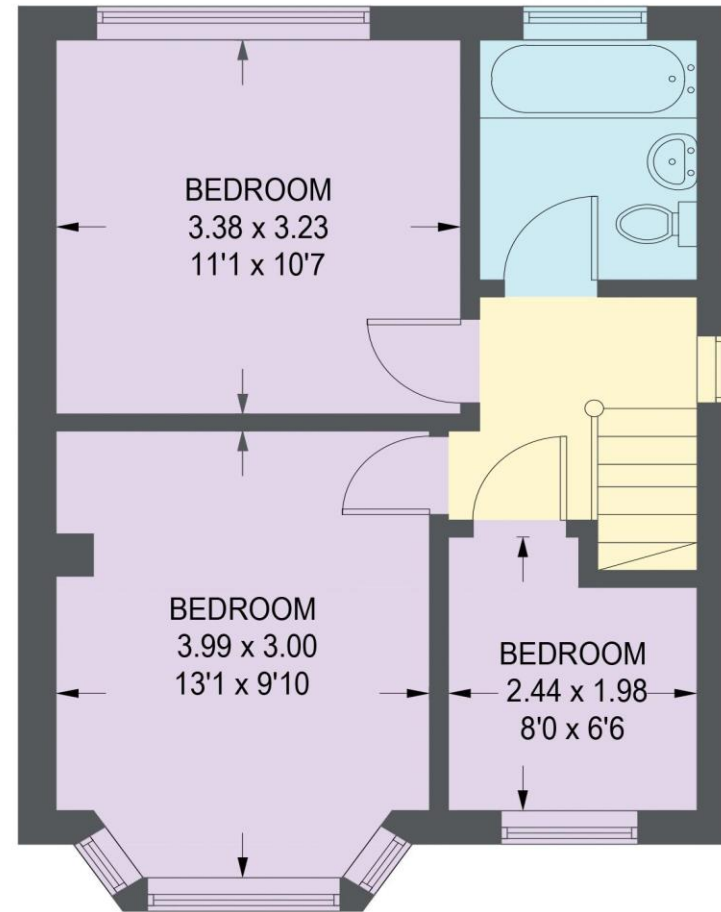


6 RIVELIN STREET

APPROXIMATE GROSS INTERNAL AREA = 73.8 SQ M / 794 SQ FT



GROUND FLOOR
37.1 SQ M / 399 SQ FT



FIRST FLOOR
36.7 SQ M / 395 SQ FT

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



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