





12 Hadfield Street

Walkley • Sheffield • S6 3RR

Guide Price £200,000 to £210,000

Located in the heart of Walkley is a 2-bedroom semi-detached house, with off street parking. The property benefits from allocated parking, south west facing rear garden, modern kitchen and bathroom, combination gas central heating and double glazing. Freehold & No Chain. The ground floor comprises of an entrance porch providing storage space, front facing lounge, under stairs storage and a spacious dining kitchen. The kitchen hosts white wall and base units, contrasting worktop and tiled splash backs with ceramic flooring. Integrated appliances include a Neue oven, four ring gas hob and extractor with space and plumbing for further appliances. A Worcester combination boiler (2018) is wall mounted. There is ample space for a dining table and side door access to the property. Stairs rise to the first floor landing providing access to the partially boarded loft space. There are 2 light and airy double bedrooms, decorated in neutral tones with laminate flooring, the front facing room housing generous built in storage. The bathroom is fully tiled consisting of a 3-piece white suite with overhead shower and heated towel rail. Externally to the rear is allocated off street parking and a southwest facing stone patio enclosed by rustic fencing. Hadfield Street is well-placed for local shops and amenities including a growing café culture, pubs and restaurants. There are good access links to the city centre, hospitals and the universities.

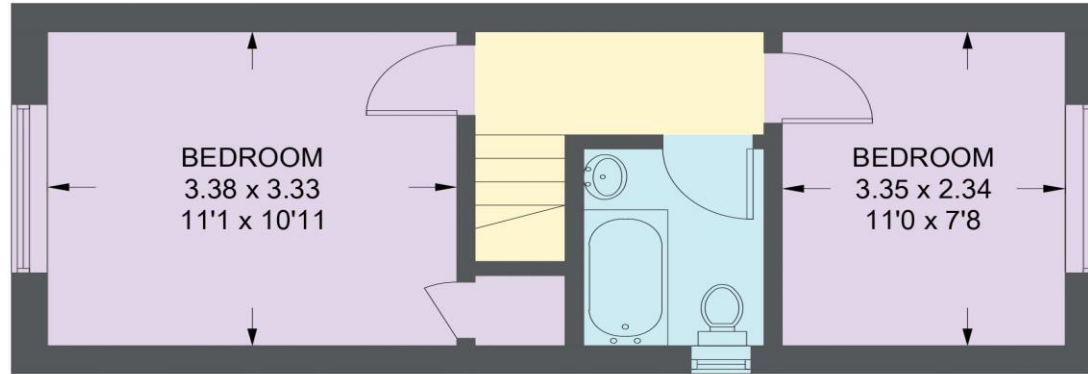


- Semi Detached House in Walkley
- 2 Double Bedrooms
- Modern Bathroom
- Spacious Dining Kitchen
- Rear Garden & Off Street Parking

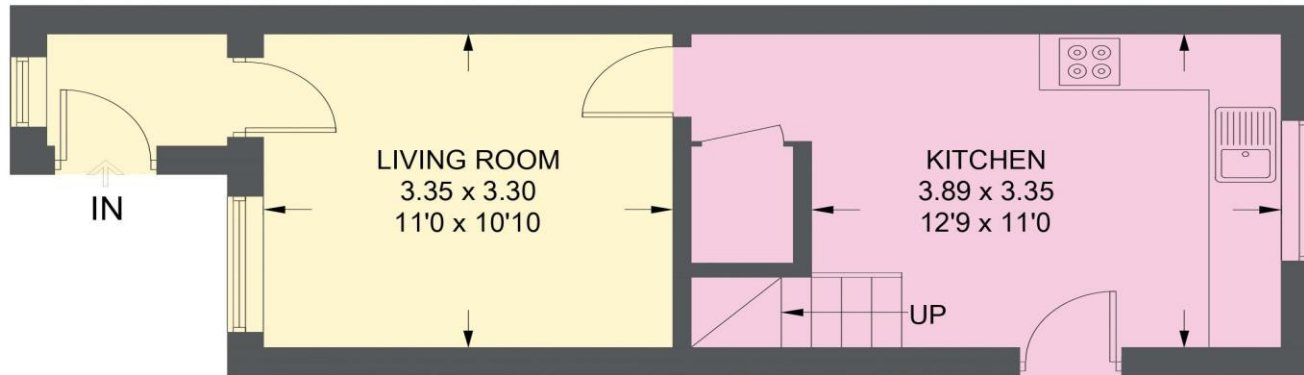
- Combination Boiler & Double glazing
- Great Transport Links
- Popular Location with Excellent Amenities
- Freehold & No Chain
- Council Tax Band B, EPC Rating D

12, HADFIELD STREET

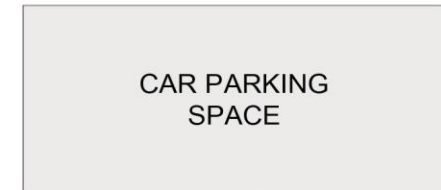
APPROXIMATE GROSS INTERNAL AREA = 59.0 SQ M / 635 SQ FT



FIRST FLOOR
28.3 SQ M / 305 SQ FT



GROUND FLOOR
30.7 SQ M / 330 SQ FT



CAR PARKING SPACE
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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.