





WE CAN
BREW
IT!

ENGLISH TEA

MARTINI

PICKY
TEA



Little boy for
GUINNESS



KITCHEN
PISCO

P



154 Bole Hill Road

Walkley • Sheffield • S6 5DE

Guide Price £315,000 - £330,000

Commanding superb far-reaching views across the Rivelin & Loxley valleys is this generously proportioned 4 bedroom split level end town house. The property offers flexible accommodation, including a sunroom, generous dining kitchen with adjoining utility room, uPVC double glazing, gas central heating, driveway, and attractive rear garden. The property enters through a tiled porch and inner door through to the open plan dining kitchen with adjoining utility area. The kitchen is fitted with a range of wall and base units presented in Farrow & Ball Lulworth Blue finished with solid wooden worktops. Integrated appliances include double oven, 5 ring gas hob and dishwasher, plus freestanding fridge-freezer included within the sale. An inner hallway with stairs descends to a lobby area with store cupboard. The living room is complemented by attractive parquet flooring and patio doors to a uPVC sunroom taking full advantage of the fabulous views. Stairs rise to a further landing with access to the roof space. Comprising of two bedrooms with superb rear views. Upstairs to the next level are two additional double bedrooms with a front facing woodland aspect. The family bathroom is equipped with a white suite, whirlpool bath, separate shower cubicle, vanity unit, fully tiled, extractor, downlighters and chrome ladder radiator. Externally is a front double driveway creating valuable off-street parking. To the rear of the property is a two-tiered garden with under house store, astroturf, built-in BBQ, natural stone walling, fencing and steps to a vegetable garden enhanced by mature fruit trees. Bole Hill Road is well-placed for local shops and amenities including a growing cafe culture, pubs and restaurants. There are lovely walks through the Loxley & Rivelin valleys and Bole Hills, good access links to the city centre, hospitals and the universities.





- 4 Bedroom End Town House
- Split Level Design & with Flexible Accommodation
- uPVC Double Glazing & Combination Boiler
- Fabulous Views Across Rivelin & Loxley Valley
- Spacious Open Plan Dining Kitchen

- Lounge with Adjoining Sunroom
- Attractive Garden Including Veg Patch & Fruit Trees
- Leasehold 800 years March 1980 £30pa
- Double Driveway
- Council Tax Band C, EPC Rating C





154 BOLE HILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 105.5 SQ M / 1135 SQ FT

STORE = 8.1 SQ M / 87 SQ FT

TOTAL = 113.6 SQ M / 1222 SQ FT

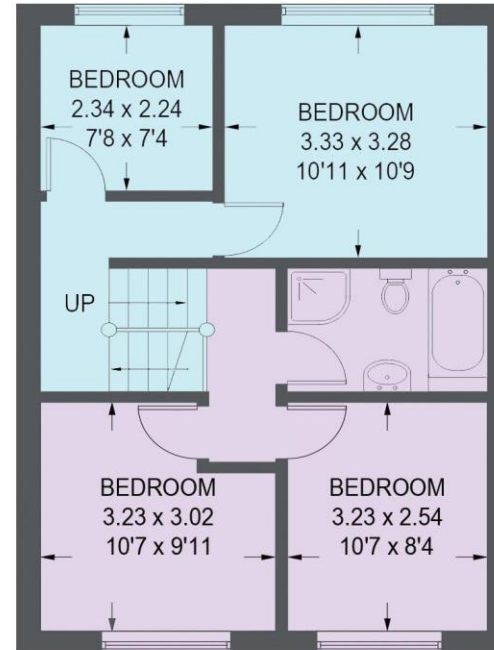
LOWER GROUND



GROUND FLOOR
56.5 SQ M / 608 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0

LOWER FIRST FLOOR



FIRST FLOOR = 49 SQ M / 527 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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