



Apartment 3, Crown House, 2 Walkley Bank Road, Walkley, Sheffield, South Yorkshire, S6 5A1

Offers In The Region Of £165,000

- First Floor Apartment
- Former Public House Containing Only 5 Apartments
- Ideal For FTB or Young Professional Couple
- Gas Central Heating
- Popular and Convenient Location
- Two Bedrooms
- NO CHAIN
- uPVC DG
- Allocated Parking

2 Walkley Bank Road, Sheffield S6 5AJ

Andersons are delighted to offer to the market this beautifully presented two double bedroom first floor apartment. Forming part of this fine development, in a former public house and offering well proportioned and well appointed accommodation. Located within the popular area of Walkley and within easy access of Crookes, Broomhill and Hillsborough with a fantastic range of shops and restaurants on its doorstep. It is also well placed for access into Sheffield City Centre, local hospitals and Sheffield University. The property benefits from UPVC double glazing, gas fired central heating and designated parking.

The accommodation briefly comprises a communal entrance hall, living room, stylish fitted kitchen, two double bedrooms and a well appointed bathroom.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

The apartments are accessed via a communal entrance door which benefits from individual letter boxes, occupants notice board and there is access to the cellar area which offers storage space and houses the utility meters.

FRIST FLOOR

LIVING ROOM

16'9" x 11'3"

A well proportioned and neutrally decorated living room which benefits from a front facing uPVC double glazed window and a central heating radiator.

KITCHEN DINER

11'8" x 9'10"

Fitted with a contemporary range of modern gloss fronted units above and below woodblock effect work surfaces, incorporated within is a single bowl, single drainer stainless steel sink with mixer taps. There is an integrated fridge freezer, a single electric oven with four ring gas hob and chimney extractor over along with space and plumbing for an automatic washer/dryer. There is also a front facing uPVC double glazed window, stylish tiled splashbacks and a central heating radiator.

INNER LOBBY

With a useful storage cupboard housing the consumer unit and access is provided to the loft via a hatch with retractable ladder.

BEDROOM ONE

11'8" x 9'6"

Having a central heating radiator and a rear facing uPVC double glazed window with views over rooftops and beyond.

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BEDROOM TWO

9'10" x 9'6"

Having a rear facing uPVC double glazed window with views over rooftops and beyond. There is a central heating radiator, three double power sockets and one TV aerial point.

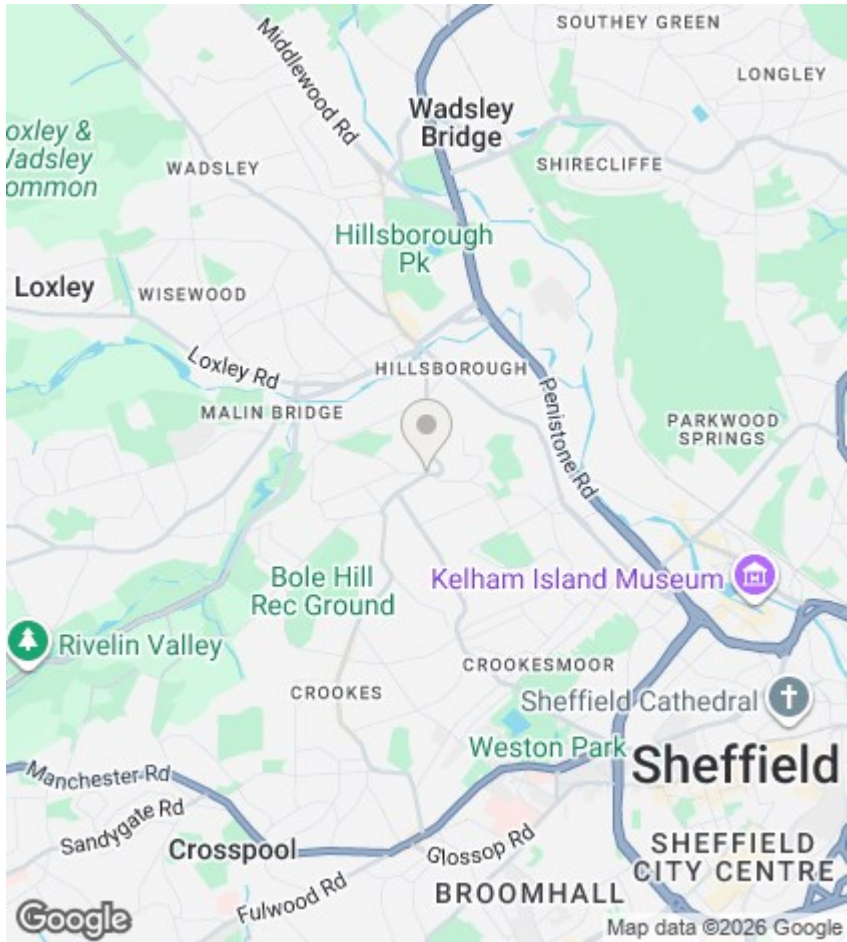
SHOWER ROOM

6'7" x 5'10"

Being fitted with a modern white three piece suite comprising of an enclosed shower cubicle with thermostatic, twin head shower, pedestal wash hand basin and a low flush w/c. There are stylish splashbacks, a side facing uPVC double glazed window, extractor fan and heated towel rail

OUTSIDE

The property stands in communal grounds and benefits from an allocated parking space and shared visitor space.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR

Approx. 61.1 sq. metres (657.3 sq. feet)

