

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

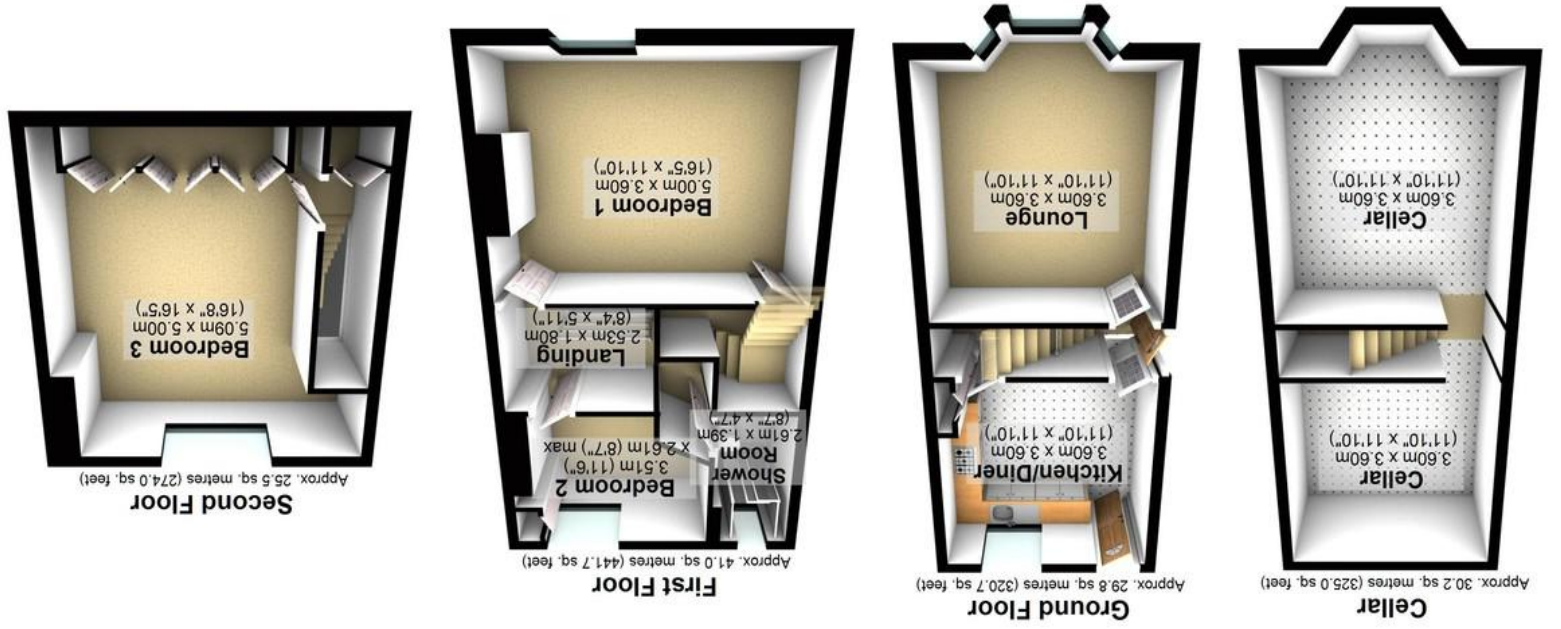
Energy Efficiency Rating	
Potential	Current
85	57

England & Wales	
EU Directive 2002/91/EC	Running Costs
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

Total area: approx. 126.5 sq. metres (1361.4 sq. feet)  
All measurements are approximate  
Plan produced using Planip.







78 Duncombe Street | Walkley | Sheffield | S6 3RJ Property Tenure: Freehold

An absolutely stunning, immaculately presented and very well proportioned three bedroomed, bay windowed, Victorian terrace property. Perfect for the professional couple, first time buyer or the young family alike this fabulous property has three incredibly spacious floors of accommodation that total an impressive 1,361 sq together with further potential to convert the basement if required. Located on this incredibly popular residential road in the very heart of ultra popular Walkley with numerous local independent cafes, restaurants and shops a short walk, central Sheffield, universities and principal hospitals are all on the doorstep. With easy on road parking to the front, lovely and much larger than expected rear garden and impressive views this property simply must be viewed to be fully appreciated. In brief the property comprises, front sitting room, rear dining kitchen, three great bedrooms and a shower room are on the upper floors.



**PROPERTY FEATURES**

- THREE BEDROOMED BAY WINDOWED VICTORIAN TERRACED
- PERFECT FOR THE PROFESSIONAL COUPLE FIRST BUY OR YOUNG FAMILY
- EASY ON ROAD PARKING AND REAR GARDEN
- FABULOUS VIEWS TO THE REAR
- HEART OF ULTRA POPULAR WALKLEY
- SHORT STROLL TO INDEPENDENT CAFES AND EATERIES
- EASY ACCESS TO CENTRAL SHEFFIELD HOSPITALS AND UNIVERSITIES
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- 1,361 SQ FEET ACROSS THREE FLOORS AND POTENTIAL TO CONVERT THE BASEMENT
- FREEHOLD COUNCIL TAX BAND A £1,369.21

**GUIDE PRICE £220,000-£230,000**

