



**Woodseats Road, Sheffield S8 0PH**

**Guide Price £190,000**

**\*\* GUIDE PRICE £190,000 - £210,000\*\***

Virtual Walk Through Tour

SK Estate Agents are pleased to offer to the market for sale this well-presented two bedroom mid-terraced property with occasional attic room. Close to all the local amenities of Woodseats and with excellent transport links to the city centre, this property briefly comprises: dining kitchen, lounge, two good sized double bedrooms, family bathroom and a well presented rear garden. Also having gas central heating and double glazing throughout. A viewing is essential to appreciate the high standard of accommodation on offer.

Tenure: Leasehold



## Lounge

12'2" x 10'11" (3.73m x 3.35m)

Entrance via UPVC double glazed door into the welcoming lounge. Having front facing UPVC double glazed window, laminate flooring, gas central heating radiator and an electric feature fireplace with surround and hearth.

## Kitchen/Diner

10'10" x 12'3" (3.32m x 3.75m)

A modern dining kitchen fitted with a range of white gloss wall and base units complemented by contrasting square-edged worktops incorporating a stainless steel sink with drainer and swan neck mixer tap. Having a four-ring gas hob with extractor above and electric oven below, glass splashback and upstands. Also benefiting from laminate flooring, gas central heating radiator, cupboard housing the combi boiler, rear facing UPVC double glazed window and timber door leading to the rear garden. An additional door provides access to the cellar.

## First Floor Landing

Having carpeted flooring and staircase access to the occasional attic room.

## Bedroom One

16'1" x 7'8" (4.91m x 2.34m)

A good sized bedroom benefiting from two front facing UPVC double glazed windows allowing plenty of natural light. Having laminate flooring, gas central heating radiator and useful understairs storage cupboard.

## Bedroom Two

9'4" x 9'1" (2.85m x 2.77m)

Having laminate flooring, rear facing UPVC double glazed window and gas central heating radiator.

## Bathroom

6'2" x 15'1" (1.88m x 4.62m)

A modern bathroom fitted with white suite comprising: large corner shower with thermostatic rainfall shower, bath with chrome mixer taps, pedestal wash hand basin and low flush WC. Having tiled flooring, tiled splashbacks, chrome heated towel rail, useful overstairs storage cupboard and rear facing obscure glass UPVC double glazed window.

## Occasional Attic room

16'1" x 15'8" (4.92m x 4.79m)

A good sized occasional attic room with rear facing Velux window, carpeted flooring and electric radiator.

## Outside

The property enjoys a generously sized rear garden designed for low maintenance. A paved patio area provides ample space for outdoor seating and entertaining, whilst a lawned section with decorative gravel borders and established planting adds a pleasant splash of greenery. The garden is enclosed by fencing and wall boundaries, offering a good degree of privacy, and also benefits from a useful storage shed.



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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



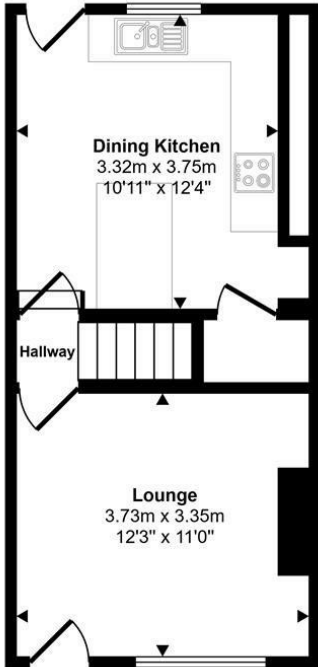
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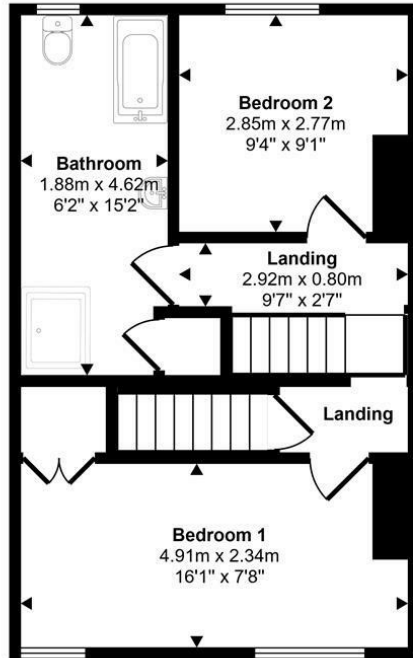
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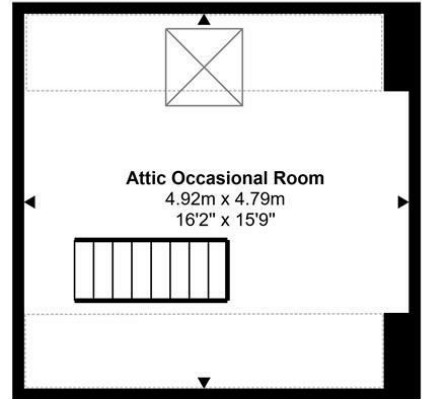
Approx Gross Internal Area  
94 sq m / 1008 sq ft



Ground Floor  
Approx 30 sq m / 328 sq ft



First Floor  
Approx 40 sq m / 426 sq ft



Second Floor  
Approx 24 sq m / 254 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |           |
| (92 plus) <b>A</b>   |                            |           |
| (81-91) <b>B</b>   |                            |           |
| (69-80) <b>C</b>   |                            |           |
| (55-68) <b>D</b>   |                            |           |
| (39-54) <b>E</b>   |                            |           |
| (21-38) <b>F</b>   |                            |           |
| (1-20) <b>G</b>  |                            |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |           |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |           |



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