



Woodseats Road, Sheffield S8 0PH

Guide Price £170,000

****Guide Price £170,000 - £180,000****

Virtual Tour

SK Estate Agents are pleased to offer to the market for sale this two bedroom, mid-terrace property located in the heart of the popular residential area of Woodseats and with excellent transport links to the city centre. Of interest to first time buyers, the property comprises: lounge, dining kitchen, cellar, large principal bedroom, rear-facing second bedroom, bathroom, and large enclosed rear garden with powered shed. An internal viewing is highly recommended.

Tenure: Leasehold



Dining Kitchen

10'10" x 12'4" (3.31m x 3.77m)

Fitted with a range of wall and base units with contrasting wood effect work surfaces incorporating a one and half bowl sink with mixer tap and drainer. The kitchen provides space for a freestanding oven and hob, and space and plumbing for a washing machine. Boasting ample space for a dining table and chairs, large fitted cupboards to the side of the chimney, access to the cellar and also housing the boiler. Benefitting from a gas central heating radiator, rear facing UPVC double glazed door and UPVC double glazed window.

Cellar

With storage to the cellar head, currently housing the fridge / freezer.

Hallway

With carpeted stairs rising to first floor.

Lounge

11'8" x 11'0" (3.58m x 3.36m)

A bright and airy reception room boasting large front facing UPVC double glazed window, a gas central heating radiator and carpeted flooring. Also having front facing UPVC external door and wooden storage cupboard housing the utility meters.

First Floor Landing

With carpeted flooring.

Bedroom One

11'10" x 11'1" (3.61m x 3.40m)

Large principal bedroom with front facing UPVC double glazed window, gas central heating radiator and carpeted flooring. The spacious bedroom provides ample space for freestanding furniture.

Bedroom Two

6'9" x 8'8" (2.07m x 2.66m)

A rear facing bedroom with laminate flooring, gas central heating radiator and rear facing UPVC double glazed window with views over the garden.

Bathroom

A well presented bathroom fitted with three piece suite comprising: panelled bath with electric shower over, vanity sink unit and low flush WC. Having tiling to the splash back areas, gas central heating radiator and rear facing UPVC double glazed obscured glass window. Door provides access to the large airing cupboard.

Outside

To the rear of the property lies a long garden with flagged patio area providing ample space for outdoor seating. Also having a lawned and graveled area, and large wooden shed with electrics and lighting.



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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



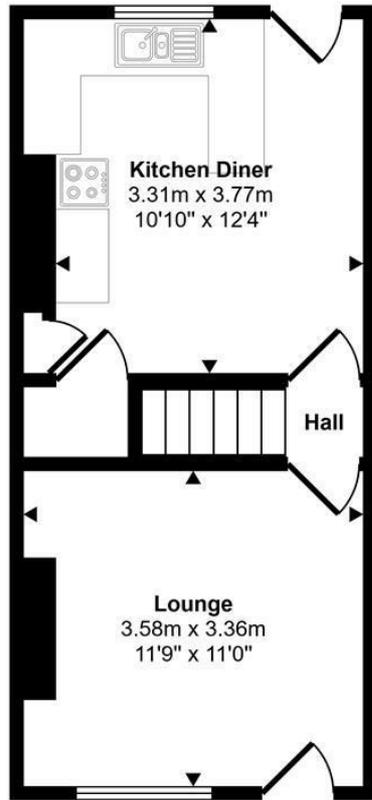
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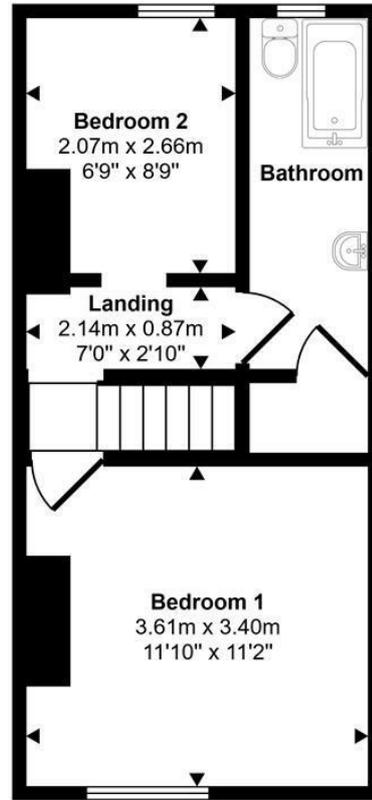
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Approx Gross Internal Area
59 sq m / 636 sq ft



Ground Floor
Approx 30 sq m / 320 sq ft



First Floor
Approx 29 sq m / 316 sq ft

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) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	74	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	74	
(1-20) G		
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