



Woodseats House Road, Sheffield S8 8QF

Guide Price £250,000

**** Guide Price £250,000 to £275,000 ****

Virtual Walk Through Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this beautifully presented, three bedroom, mid-terraced property situated in the highly desirable neighbourhood of Woodseats. The property is within close walking distance to the bustling Chesterfield Road which offers a variety of amenities, coffee shops and supermarkets. Ideally suited to first time buyers, or a growing family, the accommodation briefly comprises: lounge, kitchen/diner, cellar, downstairs shower room, three good sized bedrooms, bathroom and a well maintained garden to the rear. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



Lounge

12'10" x 13'7" (3.92m x 4.16m)

A well presented front facing reception room featuring a large UPVC double glazed bay window providing plenty of natural light. The room includes a central heating radiator, a feature fireplace with surround, and carpeted flooring.

Kitchen

13'0" x 12'0" (3.98m x 3.68m)

A well proportioned kitchen diner fitted with a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink and drainer, four ring gas hob, and electric oven. With a rear facing UPVC double glazed window overlooking the garden, central heating radiator, and laminate flooring. Ample space for dining table and chairs.

Rear Entrance

With laminate flooring, providing access to the garden and leading through to the downstairs shower room.

Downstairs Shower Room

6'5" x 7'1" (1.97m x 2.17m)

Fitted with a shower cubicle, low flush WC, and wash hand basin. Includes a cupboard housing the central heating boiler, rear facing UPVC double glazed obscured window, central heating radiator, and laminate flooring.

First Floor Landing

With carpeted flooring, providing access to the bedrooms and family bathroom, with stairs rising to the attic bedroom.

Bedroom One

17'3" x 11'10" (5.26m x 3.63m)

A spacious and neutrally decorated principal bedroom with two front facing UPVC double glazed windows providing ample natural light. Includes a central heating radiator, a useful under stairs storage cupboard, and carpeted flooring.

Bedroom Three

8'3" x 9'4" (2.54m x 2.87m)

A rear facing single bedroom with UPVC double glazed window overlooking the garden. Includes a central heating radiator and carpeted flooring.

Bathroom

7'2" x 9'6" (2.19m x 2.90m)

Fitted with a modern white suite comprising: panelled bath with mixer tap and shower attachment, separate corner shower cubicle, pedestal wash hand basin, and low flush WC. With rear facing UPVC double glazed obscured window, fully tiled floor, and half tiled walls.

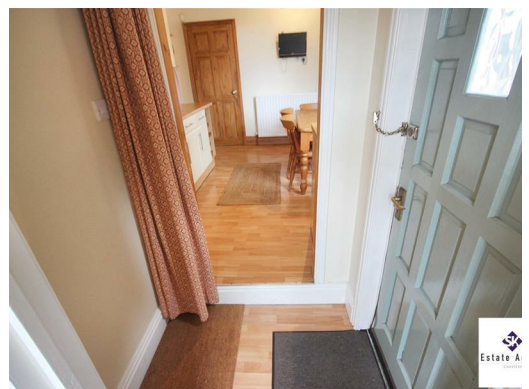
Attic Bedroom Two

17'1" x 12'2" (5.21m x 3.72m)

A generous double bedroom with Velux window creating a bright and airy space. Includes a central heating radiator and carpeted flooring.

Outside

To the rear of the property is a south facing low maintenance paved patio area, ideal for seating or entertaining, with steps leading down to a lawned garden enclosed by timber fencing and mature hedges for privacy.



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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



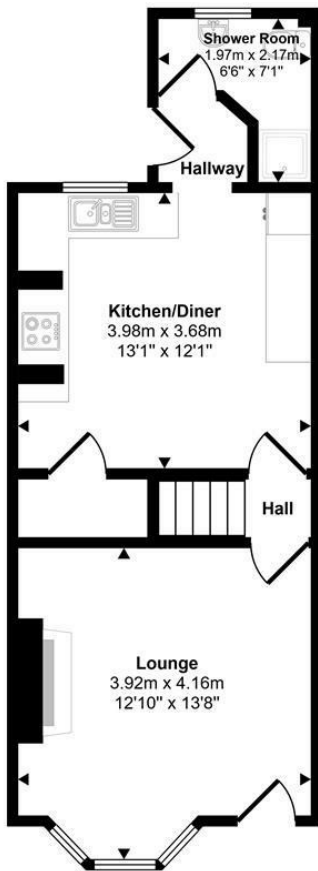
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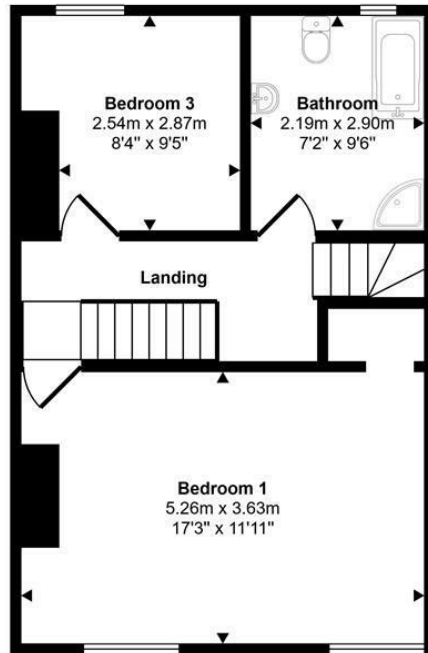
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Approx Gross Internal Area
103 sq m / 1114 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft

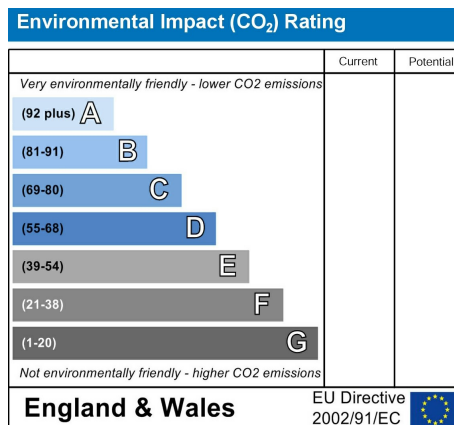
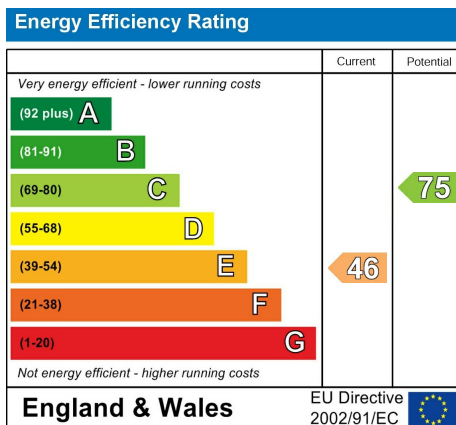


First Floor
Approx 44 sq m / 477 sq ft



Second Floor
Approx 21 sq m / 229 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.



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