



**Mount View Road, Sheffield S8 8PL**

**Guide Price £300,000**

**\*\*Guide Price £300,000 to £325,000\*\***

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale this well-presented and extended three-bedroom semi-detached home located in a popular residential area, offering a stylish interior, modern fixtures, and generous gardens. The property benefits from a rear extension, a recently installed kitchen and bathroom, and is ideally situated for local amenities, schools, and transport links. Located just a short walk from Graves Park and within catchment for well-regarded primary and secondary schools, this home is perfectly suited to families.

An internal viewing is advised in order to appreciate the accommodation on offer.

Tenure: Leasehold





## Entrance Porch

Accessed via a composite glass-panelled external door, the porch provides a practical buffer space before entering the main hallway.

## Hallway

A timber door leads from the porch to the welcoming hallway having carpeted flooring and stairs rising to the first floor, a gas central heating radiator and side facing UPVC double glazed window.

## Lounge

13'1" x 12'5" (3.99m x 3.81m)

Beautifully presented lounge boasting UPVC double glazed bay window providing far reaching views. Having gas central heating radiator and carpeted flooring.

## Kitchen Diner

18'7" x 17'9" (5.67m x 5.43m)

The kitchen has been extended to the rear and refitted in 2020 with a contemporary range of matching wall and base units, worktops, and inset sink. There are spaces and plumbing within the side bay for both a washing machine and dishwasher. Integrated appliances include an oven, gas hob, and extractor. Finished with a rear-facing composite door, UPVC windows, and two electric remote controlled Velux roof lights allowing plenty of natural light. All windows throughout the property are UPVC double glazed (fitted in 2023).

## WC

Useful downstairs WC with pedestal wash hand basin, low flush WC and UPVC double glazed obscured glass window.

## Landing

Bright and airy landing with side-facing obscure glazed window and access to the first-floor rooms.

## Bathroom

6'3" x 6'10" (1.91m x 2.10m)

Modern bathroom fitted in 2023, comprising a panelled bath with overhead shower panel system, wash hand basin with vanity unit, and low flush WC. Fully tiled walls around bath/shower area with part tiled elsewhere, complemented by vinyl flooring. Grey heated towel rail with an illuminated mirror above. Obscure-glazed UPVC window to the side elevation. Loft access hatch located here (not boarded).

## Bedroom One

9'6" x 10'7" (2.90m x 3.23m )

Spacious double bedroom with rear-facing window overlooking Warminster playing fields. Finished with neutral décor, carpeted flooring and gas central heating radiator.

## Bedroom Two

9'11" x 13'5" (3.03m x 4.09m )

Beautifully presented double bedroom with a front-facing UPVC window offering elevated and outstanding views across the city. Fitted with sliding wardrobes, carpet flooring and gas central heating radiator.



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### Bedroom Three

6'3" x 6'7" (1.91m x 2.03m )

Single bedroom with front-facing UPVC double glazed window, currently used as a nursery. Having carpeted flooring and gas central heating radiator.

### Outside

#### Front Garden

To the front of the property lies a well-maintained lawn with mature hedging and planted borders. A paved pathway leads up to the front entrance.

A door beneath the front bay window provides access to under property storage, also benefitting from power and lighting.

#### Rear Garden

The rear garden features an elevated composite decked area (installed in 2023), ideal for outdoor dining and entertaining. There is a back composite door providing access to the kitchen/diner.

### Cellar/Under Property Storage

A practical cellar storage space, benefitting from power and lighting. Ideal for tools, pantry items, or additional storage needs. Also housing the Worcester Bosch boiler installed in 2020.

### Garage

16'8" x 9'6" (5.1m x 2.9m)

To the side of the property there is a detached single brick built garage with power and lighting, up and over door and offering useful storage or workshop space.



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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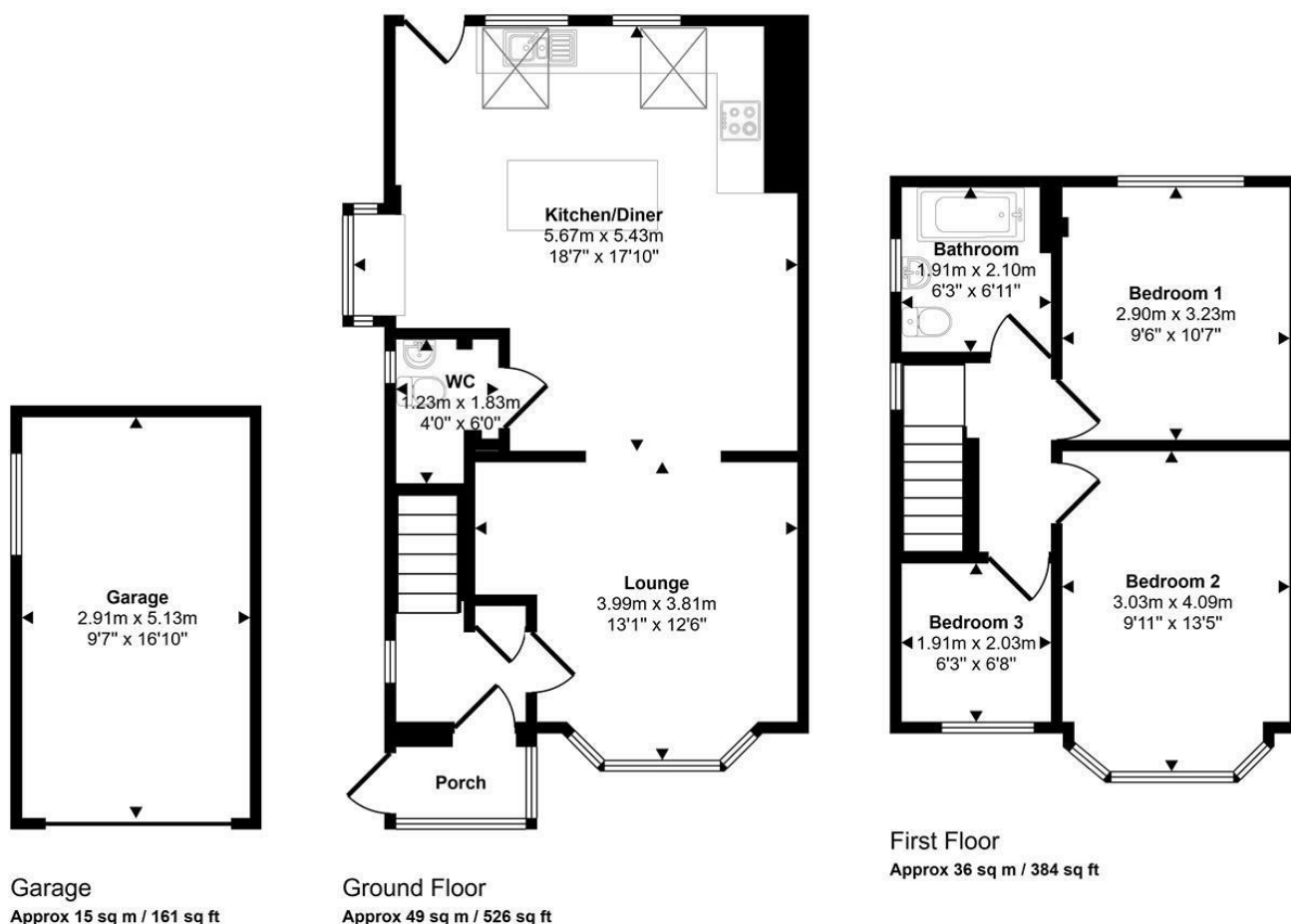
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Approx Gross Internal Area  
99 sq m / 1071 sq ft



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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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