



## Woodseats Road, Sheffield S8 0PL

**Guide Price £170,000**

**\*\*GUIDE PRICE £170,000 - £190,000\*\***

SK Estate Agents are delighted to offer to the market for sale, this well presented, two bedroom, mid-terraced property situated in the highly popular neighbourhood of Woodseats. The property is located just a short distance from good local shops, excellent transport links to Sheffield City Centre and good schools. Ideally suited to first time buyers or investors, the accommodation briefly comprises: lounge, dining kitchen, cellar, two good sized bedrooms, bathroom and a low maintenance garden to the rear. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



## Dining Kitchen

11'8" x 12'0" (3.58m x 3.66m)

Entry is made via the rear facing composite entrance door into the modern dining kitchen, featuring a good range of fitted white, high gloss wall and base units with contrasting worktops over incorporating four ring gas hob and a stainless one and a half bowl sink and drainer. Also benefiting from a fan assisted oven, stainless steel extractor hood, space and plumbing for a washing machine, space for a freestanding fridge/freezer, large rear facing UPVC double glazed window, laminate flooring, tiled splash-backs, LED spotlighting, combination boiler and a gas central heating radiator.

## Cellar

The cellar provides ample space for storage, having lighting and housing the utility meters.

## Lounge

11'8" x 10'10" (3.58m x 3.32m)

A good sized and neutrally decorated reception room boasting a focal feature fireplace, carpeted flooring, decorative coving to the ceiling, ceiling rose, picture rails, front facing composite entrance door and a large front facing UPVC double glazed window providing natural light.

## Landing

A carpeted landing providing access to all first floor rooms.

## Bedroom One

11'10" x 10'8" (3.61m x 3.27m)

A beautifully presented principal bedroom boasting carpeted flooring, a large front facing UPVC double glazed window, gas central heating radiator, decorative ceiling coving and having ample space for bedroom furniture.

## Bedroom Two

5'5" x 11'11" (1.67m x 3.65m)

A further double bedroom having carpeted flooring, fitted wardrobes, a UPVC double glazed window and a gas central heating radiator.

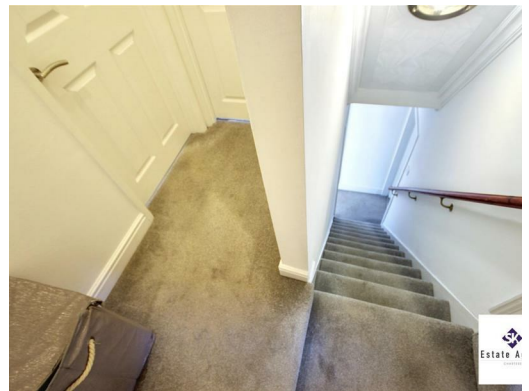
## Bathroom

5'11" x 8'9" (1.82m x 2.69m)

A contemporary fitted bathroom suite comprising: low flush WC, bath, large quadrant shower cubicle with thermostatic rain shower over and a vanity sink unit. Also benefiting from laminate flooring, floor-to-ceiling tiled splash-backs, chrome heated towel rail, LED spotlighting and a rear facing UPVC double glazed obscured window.

## Outside

At the rear of the property is a good sized, low maintenance garden having a large outbuilding providing useful storage space. The rear garden has the added benefit of being located towards the end of the access.



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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



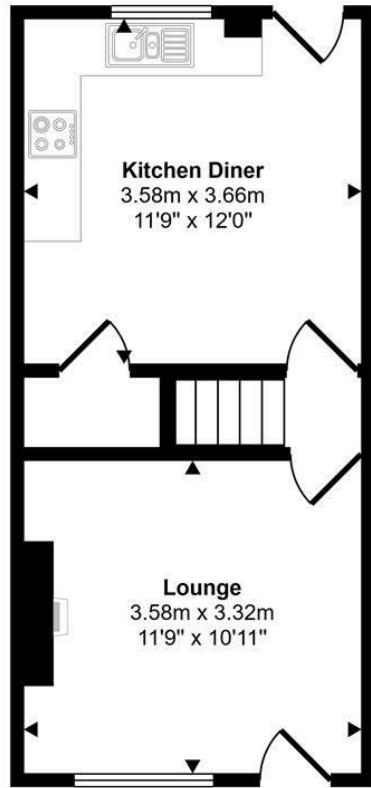
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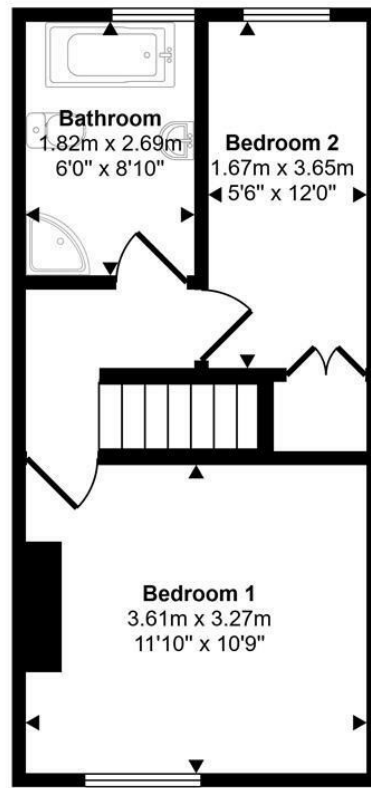
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Approx Gross Internal Area  
58 sq m / 620 sq ft



Ground Floor  
Approx 29 sq m / 308 sq ft



First Floor  
Approx 29 sq m / 311 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) <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 2002/91/EC	

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