



Moor View Road, Sheffield S8 0HH

Guide Price £280,000

****Guide Price £280,000 - £300,000****

SK Estate Agents are delighted to offer to the market for SALE this well presented, four bedroomed, mid-terraced property, located in the highly popular neighbourhood of Woodseats, situated just a short distance from Abbey Lane primary school, excellent transport links to Sheffield City Centre and Archer Road retail park. Ideally suited to growing families, the accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, cellar, four bedrooms, and bathroom. Outside there is a pleasant garden to the rear. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



Entrance

Accessed via a front-facing UPVC double glazed door, the welcoming entrance hall features carpeted stairs rising to the first floor and doors leading to the lounge and dining room.

Lounge

12'3" x 15'0" (3.74m x 4.58m)

A spacious and beautifully presented lounge enjoying a front-facing UPVC double glazed bay window. The room benefits from a feature fireplace with wooden surround and tiled back and hearth, carpeted flooring, and a central heating radiator.

Kitchen/Diner

12'4" x 21'0" (3.78m x 6.41m)

An excellent open-plan kitchen and dining space fitted with a range of wood-effect wall and base units complemented by contrasting roll-edged worktops. The kitchen incorporates a stainless steel 1½ bowl sink with swan-neck mixer tap, four-ring gas hob with extractor above, and tiled splashbacks. With both rear and side-facing UPVC double glazed windows and a side-facing UPVC door giving access to the garden, the space is bright and airy. Finished with tiled flooring, a central heating radiator, and a feature fireplace with marble hearth. A door also provides access to the cellar.

Landing

Featuring carpeted flooring, a central heating radiator, useful storage cupboard, and carpeted stairs to attic.

Bedroom One

16'2" x 12'5" (4.94m x 3.79m)

A generously proportioned front-facing double bedroom, dual aspect with two uPVC double glazed windows. The room includes fitted wardrobes, a large under-stairs storage cupboard, carpeted flooring, and a central heating radiator.

Bedroom Two

7'2" x 9'5" (2.20m x 2.89m)

A good-sized double bedroom with rear-facing uPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom

4'10" x 9'3" (1.49m x 2.84m)

A stylish modern bathroom, fully tiled to walls and floor, fitted with a white suite comprising a panelled bath with chrome mixer tap and thermostatic shower above, low-flush WC, and vanity wash hand basin with chrome mixer tap. Also benefiting from a white heated towel rail, rear-facing uPVC obscure-glass double glazed window, and shower screen.

Attic Bedroom Three

12'4" x 9'1" (3.78m x 2.79m)

Another well-proportioned bedroom enjoying a rear-facing uPVC double glazed dormer window, carpeted flooring, and central heating radiator.



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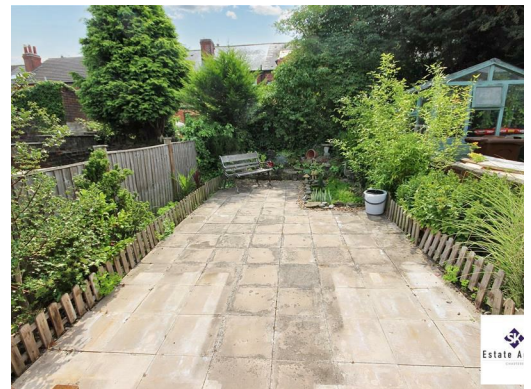
Attic Bedroom Four

16'10" x 9'8" (5.14m x 2.96m)

A versatile bedroom with front-facing Velux window, carpeted flooring, and central heating radiator.

Outside

To the rear, the property enjoys a pleasant garden ideal for relaxing or entertaining, with secure boundaries and space for outdoor seating. The front of the property offers further kerb appeal and potential for off-road parking (subject to requirements).



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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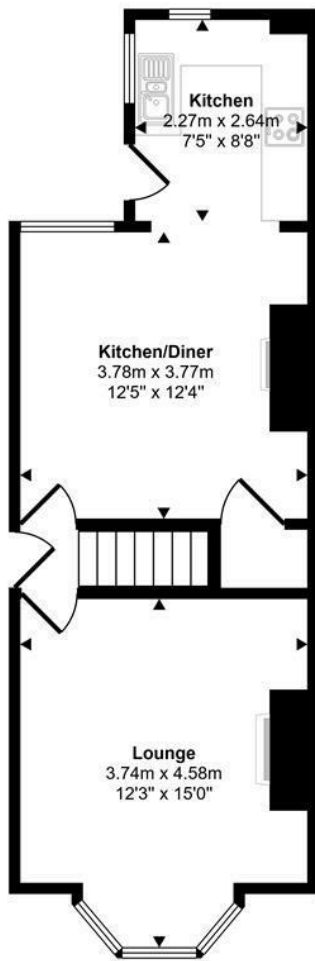
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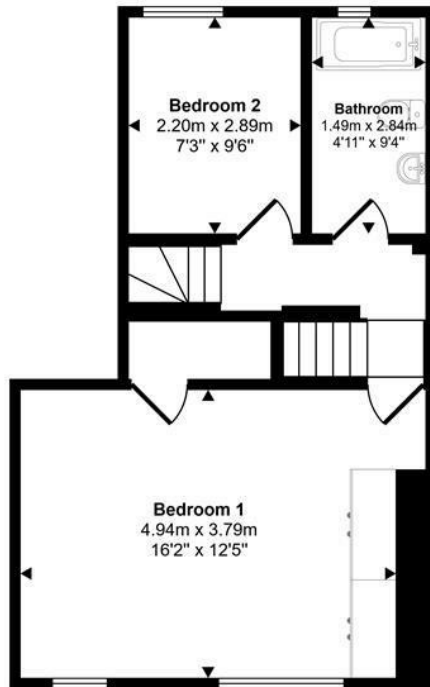
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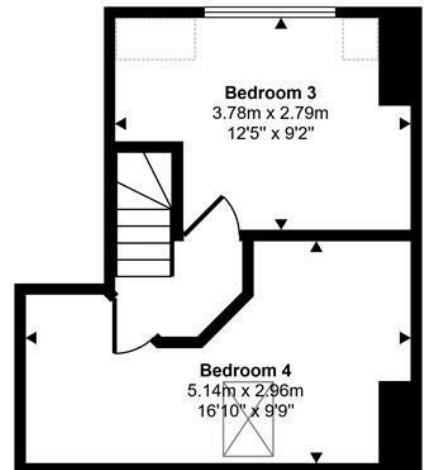
Approx Gross Internal Area
104 sq m / 1120 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 39 sq m / 421 sq ft



Second Floor
Approx 25 sq m / 270 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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