



**Woodseats Road, Sheffield S8 0PH**

**Offers Over £190,000**

**\*\*OFFERS OVER £190,000\*\***

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale, this attractively presented, two double bedroom terrace property. Close to all the local amenities of Woodseats and with excellent transport links to the city centre, this stunning property briefly comprises: modern kitchen, lounge, two good sized double bedrooms and family bathroom. Having gas central heating and double glazing throughout, a viewing is essential to appreciate the high standard of accommodation on offer.

Tenure: Leasehold





## Lounge

12'1" x 10'7" (3.70m x 3.25m)

Well presented front facing lounge having laminate flooring, modern vertical gas central heating radiator, composite door and UPVC double glazed window. Having feature fireplace with wooden mantle and built in shelving to the alcoves.

## Dining Kitchen

12'5" x 12'4" (3.80m x 3.76m)

Good sized dining kitchen fitted with dark blue wall and base units with wood effect roll edged work surface incorporating composite sink with mixer tap and drainer. Benefiting from integrated dishwasher, gas central heating radiator, rear facing UPVC double glazed window, UPVC part glazed door opening onto rear garden, fitted pantry and door providing access to cellar head. Having cushioned flooring, space for range cooker, space for under counter fridge and freezer and space for washing machine.

## Cellar

Accessed via the kitchen and providing useful additional storage. Having power, lighting and housing the fuse board and meters.

## Vestibule

Having carpeted flooring and carpeted stairs rising to first floor.

## First Floor Landing

Having carpeted flooring and providing access to first floor accommodation.

## Bedroom One

12'3" x 10'11" (3.74m x 3.34m)

Good sized double bedroom having carpeted flooring, front facing UPVC double glazed window, gas central heating radiator and spotlighting to the ceiling.

## Bedroom Two

6'2" x 12'2" (1.89m x 3.71)

Rear facing and having carpeted flooring, gas central heating radiator and UPVC double glazed window. Also having additional built in storage cupboard.

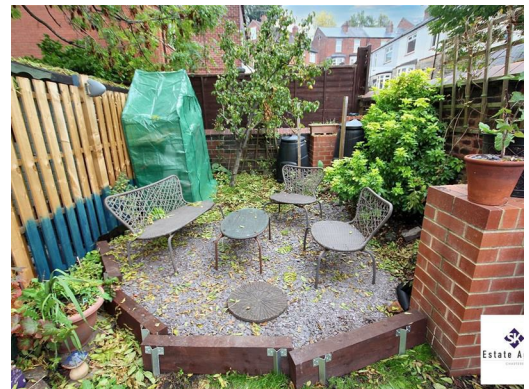
## Bathroom

5'6" x 8'11" (1.68m x 2.73m)

Well presented bathroom fitted with white suite comprising: shower bath with rainwater shower, body wash and curved glass screen, low flush WC and vanity unit with large inset sink and mixer tap. Having tiled splash back, rear facing UPVC obscured glass window, cushioned flooring and chrome heated towel rail.

## Outside

Well maintained enclosed rear garden boasting seating areas and area laid to lawn. Benefiting from flowering plants and a range of fruit trees and vines.



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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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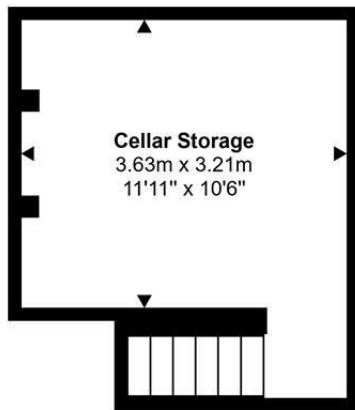


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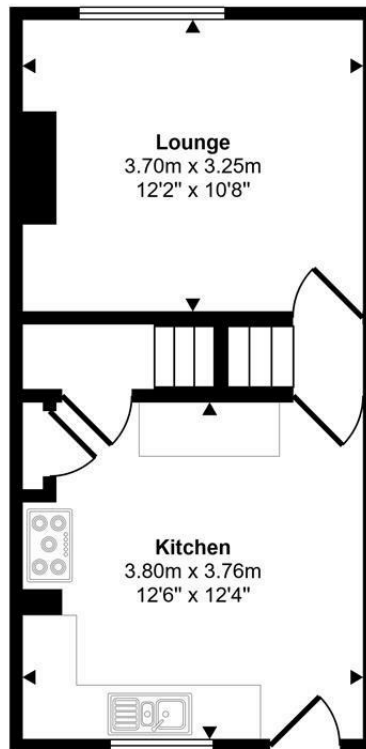
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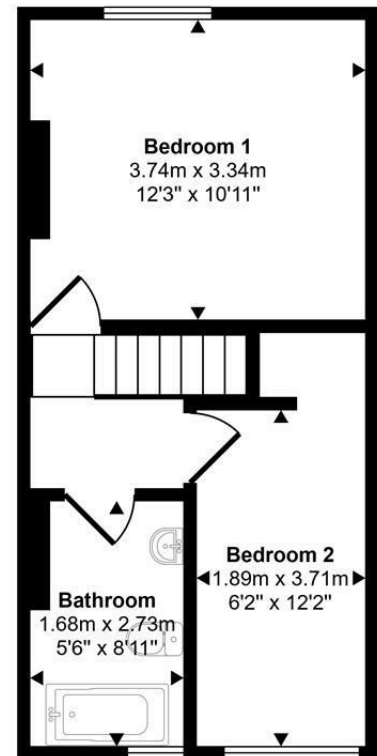
Approx Gross Internal Area  
74 sq m / 801 sq ft



Lower Ground Floor  
Approx 14 sq m / 152 sq ft

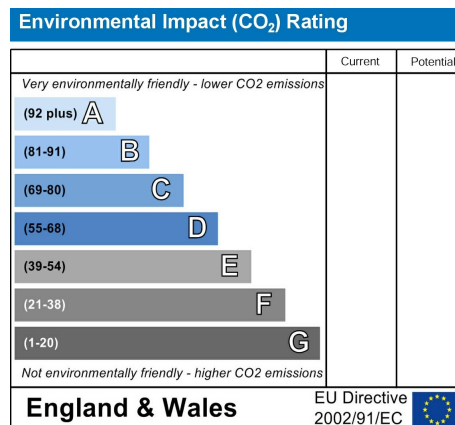
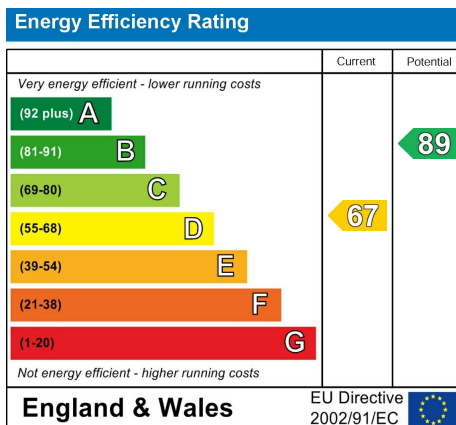


Ground Floor  
Approx 30 sq m / 324 sq ft



First Floor  
Approx 30 sq m / 325 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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