



Moor View Road, Sheffield S8 0HH

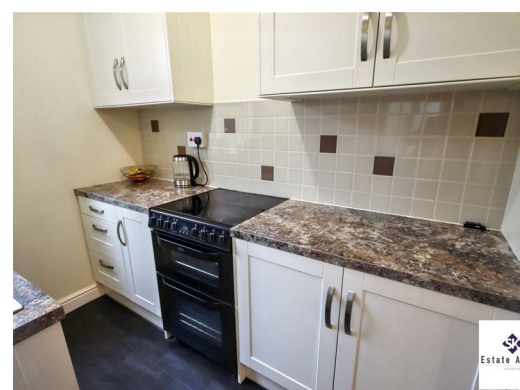
Guide Price £250,000

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

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale this well presented, three 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, dining room, kitchen, cellar, two bedrooms bedrooms and bathroom to the first floor and a further bedroom to the attic. To the rear lies a large garden. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



Entrance

Accessed via a front-facing UPVC double-glazed entrance door into lounge.

Lounge

11'7" x 13'4" (3.55m x 4.08m)

Bright and airy reception room with a feature fireplace boasting marble surround and hearth, and also benefitting from carpeted flooring, UPVC double-glazed bay window, and central heating radiator.

Dining Room

11'10" x 12'4" (3.61m x 3.76m)

Large and neutrally decorated dining room providing ample space for freestanding furniture. Having carpeted flooring, rear facing UPVC double-glazed window, a central heating radiator, and door providing access to the cellar storage area.

Cellar

Providing an additional storage space.

Off-Shot Kitchen

5'10" x 7'11" (1.80m x 2.43m)

The kitchen is fitted with a range of cream wall and base units with contrasting work surfaces incorporating a stainless-steel sink with swan-neck mixer tap and drainer. Space and plumbing is provided for a freestanding cooker and a washing machine. Finished with tiled splashbacks, cushioned flooring, a rear-facing UPVC double-glazed window, and a side-facing UPVC door providing access to the rear garden.

First Floor Landing

With carpeted flooring and stairs leading to the attic bedroom.

Bedroom One

11'7" x 11'5" (3.55m x 3.50m)

Well presented principal bedroom having front-facing UPVC double-glazed window, carpeted flooring, central heating radiator, and a useful under-stairs storage cupboard.

Bathroom

4'7" x 9'10" (1.42m x 3.02m)

Fitted with white suite comprising: a bath with electric shower over, pedestal wash hand basin, and low-flush WC. Also having cushioned flooring, half-tiled walls and splashbacks, UPVC double glazed obscured glass window, gas central heating radiator and a built-in storage cupboard.

Bedroom Three

6'3" x 10'3" (1.93m x 3.14m)

Rear-facing bedroom with UPVC double-glazed window overlooking the garden and having carpeted flooring and central heating radiator.

Attic Bedroom Two

9'0" x 19'6" (2.76m x 5.96)

A good-sized and well presented bedroom with rear-facing Velux window, carpeted flooring, central heating radiator, and useful built-in wardrobes.

Outside

To the rear of the property lies a long, well-maintained garden with lawned areas and a paved patio seating area. Timber shed to the rear and an outhouse currently used for storage.



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Telephone: 0114 2749730

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



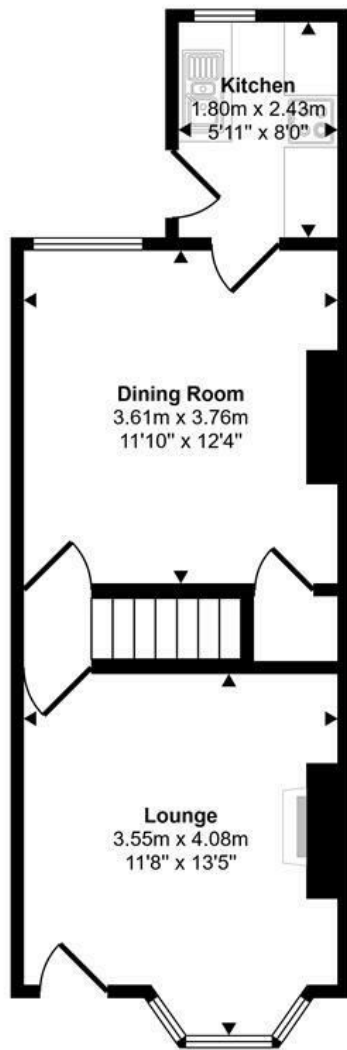
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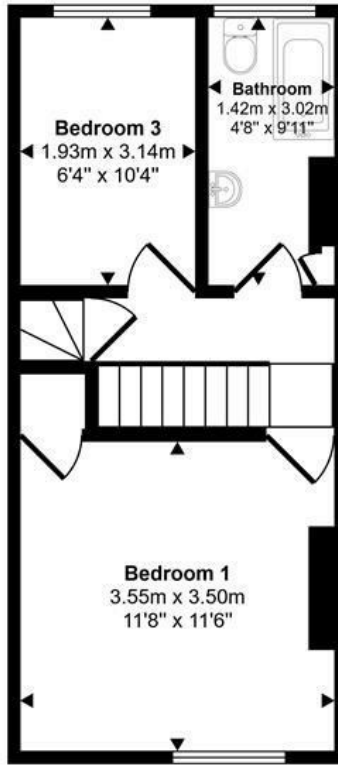
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Approx Gross Internal Area
85 sq m / 916 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft



First Floor
Approx 29 sq m / 317 sq ft



Second Floor
Approx 21 sq m / 221 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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