



Helmtan Road, Sheffield S8 8QJ

Guide Price £220,000

**** Guide Price: £220,000 - £240,000 ****

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale this spacious, 3 bedroomed, mid-terraced property which must be viewed internally to be fully appreciated. Situated in a highly sought after area within close proximity to a host of excellent amenities, Graves Park and in the catchment area for sought after junior and secondary schools. The well presented property would suit first time buyers and in brief comprises: lounge, dining kitchen, cellar, 2 bedrooms and family bathroom to the first floor, an attic bedroom and benefiting from a beautiful private low maintenance rear garden. This well-presented home offers a fantastic blend of character and modern living in a desirable location. Early viewing is highly recommended.

Tenure: Freehold



Entrance

Welcoming entrance through a side facing UPVC door into a bright hallway featuring engineered wooden flooring and carpeted stairs leading to the first floor.

Lounge

11'8" x 11'10" (3.58m x 3.62m)

A cosy yet spacious lounge featuring a regularly serviced wood burner with a tiled hearth and wooden mantle, a front facing UPVC double-glazed window, engineered wooden flooring, and a gas central heating radiator.

Kitchen Diner

11'10" x 14'8" (3.62m x 4.49m)

A beautifully designed kitchen with winter grey fitted wall and base units, contrasting wooden worktops, and a Belfast sink. Integrated Rangemaster cooker set in an exposed brick fireplace which adds a lovely character. There's space for a fridge/freezer, washing machine, and slimline dishwasher, along with a combi boiler. A rear UPVC double glazed window and door provide plenty of natural light. Also benefitting from laminate flooring, and access to cellar storage.

Cellar

Trap door to cellar.

Landing

A spacious landing with built-in under-stairs storage and carpeted flooring, leading to the second-floor attic bedroom.

Bedroom Two

15'7" x 11'9" (4.76m x 3.59m)

A generous double bedroom with a large fitted wardrobe, two front-facing UPVC double-glazed windows, gas central heating radiator, and carpeted flooring.

Bedroom Three

9'7" x 9'4" (2.94m x 2.87m)

A well-proportioned double bedroom with a rear facing UPVC double glazed window, gas central heating radiator, and carpeted flooring.

Bathroom

5'9" x 7'1" (1.76m x 2.16m)

A stylish and modern bathroom featuring a white suite with a bathtub and overhead rainfall shower, low-flush WC, and a dove grey vanity sink with a chrome mixer tap. Fully tiled and having gas central heating radiator, and rear facing UPVC obscured glass window.

Attic Bedroom One

15'8" x 17'10" (4.79m x 5.46m)

A spacious double bedroom with integrated wardrobes, rear facing Velux window, gas central heating radiator, carpeted flooring, and additional storage in the eaves.

Outside

The rear garden, renovated just a year ago, is a beautifully landscaped and secure outdoor space. It features an Indian stone paved patio, timber sleepers, a lawn area, and a secure river-fencing boundary. There is also an outhouse storage area, providing extra practicality.



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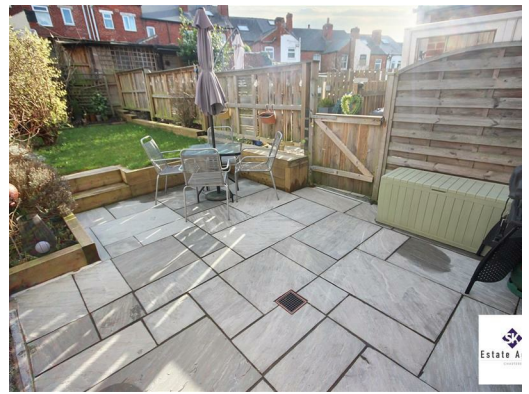
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Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



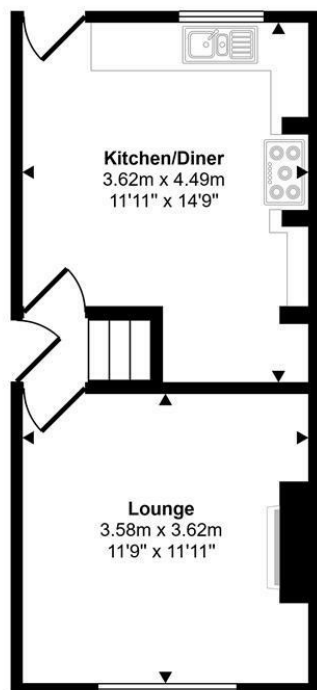
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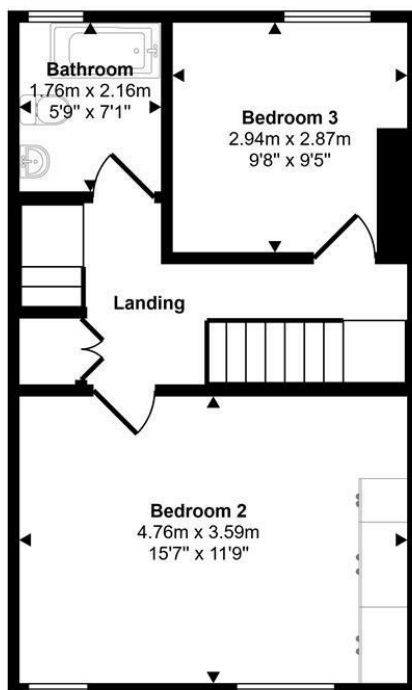
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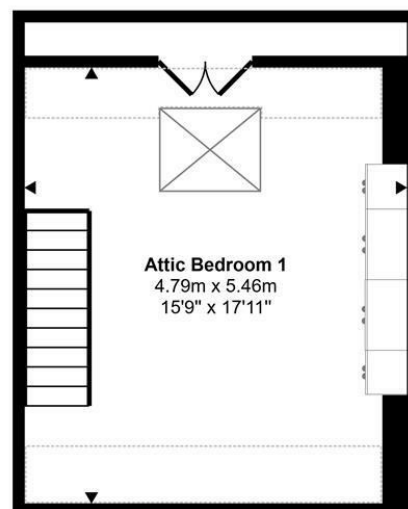
Approx Gross Internal Area
98 sq m / 1059 sq ft



Ground Floor
Approx 30 sq m / 320 sq ft



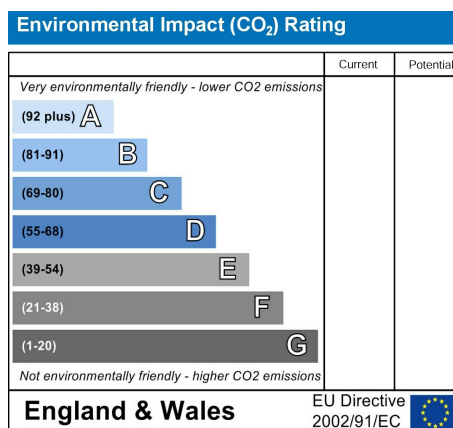
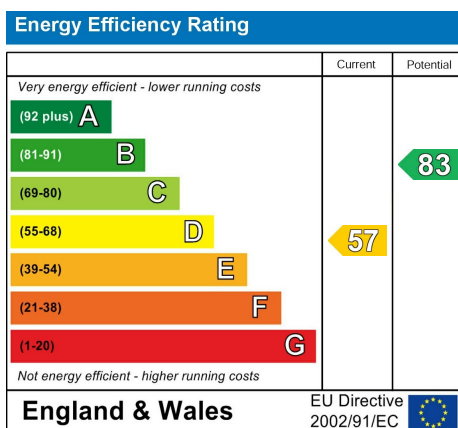
First Floor
Approx 40 sq m / 429 sq ft



Second Floor
Approx 29 sq m / 310 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.



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