



Rydal Road, Sheffield S8 0US

Guide Price £200,000

****Guide Price £200,000 - £220,000****

Virtual Walk Through

We are pleased to offer to the market for sale with NO ONWARD CHAIN this three bedroom, mid-terrace property situated just a stones throw away from Abbeydale Road. Close-by to a host of local amenities, restaurants and shops, this well-maintained property benefits from excellent transport links to the City Centre and would be ideal for first time buyers or investors. The house briefly comprises: lounge, dining kitchen, two bedrooms and a family bathroom to the first floor, and an attic bedroom with en-suite shower room. The property also benefits from a low maintenance rear garden.

Tenure: Leasehold



Lounge

12'2" x 11'0" (3.72m x 3.37m)

Accessed via a front-facing timber door, the lounge features a front-facing UPVC double glazed window, exposed floorboards, and internal doors leading to the kitchen.

Kitchen Diner

9'0" x 10'11" (2.76m x 3.34m)

A well proportioned kitchen diner fitted with wood-effect wall and base units, topped with contrasting raw-edge worktops. Includes a stainless steel sink with swan-neck mixer tap, freestanding cooker with extractor hood above, space for a fridge-freezer, tiled splashbacks, central heating radiator, and a pantry/utility cupboard with plumbing and space for a washing machine.

First Floor Landing

With exposed floorboards, central heating radiator, airing cupboard housing the combination boiler, and stairs leading to the attic.

Bedroom One

10'8" x 11'2" (3.27m x 3.41m)

A spacious front-facing double bedroom with UPVC double glazed window, central heating radiator, and exposed floorboards.

Bedroom Three

8'10" x 11'1" (2.71m x 3.39m)

Rear-facing with a view over the garden, this double bedroom includes a UPVC double glazed window, central heating radiator, built-in wardrobe, and exposed floorboards.

Bathroom

4'9" x 10'11" (1.45m x 3.35m)

Fitted with a white suite comprising: bath with electric shower and chrome taps, pedestal wash basin, and low flush WC. Includes tiled splashbacks, central heating radiator, and a front-facing obscure-glass UPVC window.

Attic Bedroom

10'7" x 12'6" (3.23m x 3.82m)

Accessed via a fixed staircase, the attic bedroom features carpeted flooring, a rear-facing Velux window, central heating radiator, and an en-suite shower room.

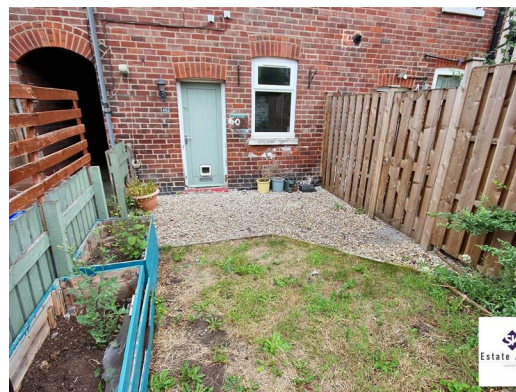
En-Suite

3'8" x 10'6" (1.13m x 3.21m)

Modern en-suite comprising a double shower with rainwater shower head and glass screen, floating vanity sink with chrome mixer tap, low flush WC, laminate flooring, tiled splashbacks, and chrome heated towel rail.

Outside

To the rear of the property lies a garden with pebbled, lawned and decked area



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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



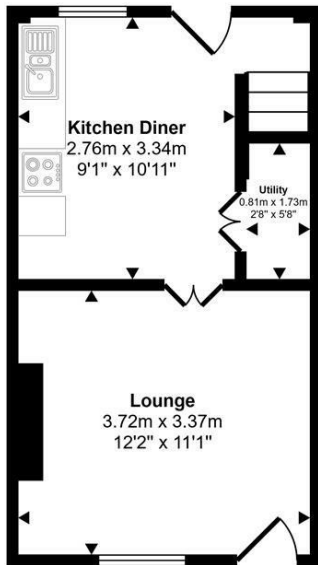
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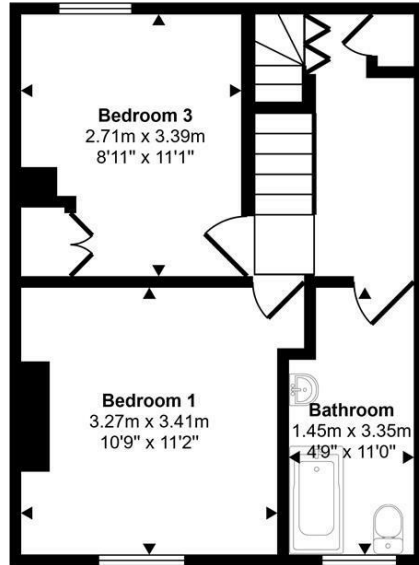
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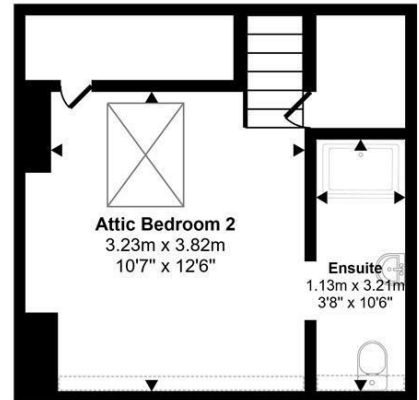
Approx Gross Internal Area
83 sq m / 892 sq ft



Ground Floor
Approx 25 sq m / 274 sq ft



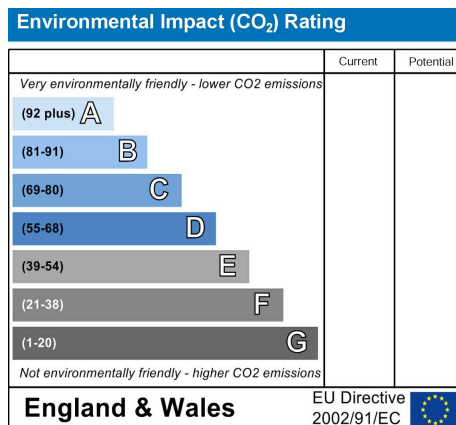
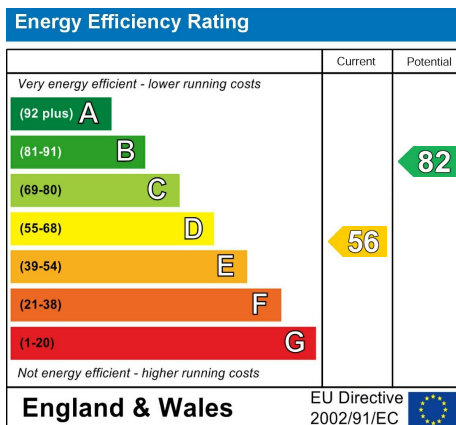
First Floor
Approx 34 sq m / 368 sq ft



Second Floor
Approx 23 sq m / 250 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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