



## Oakes Park View, Sheffield S14 1BZ

**Guide Price £110,000**

**\*\*GUIDE PRICE £110,000 - £120,000\*\***

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN this well presented one bedroomed townhouse located within easy access of excellent public transport links to Sheffield and Chesterfield. The property briefly comprises: kitchen, spacious lounge, conservatory, private garden, and a double bedroom and en-suite shower room. An internal viewing is highly recommended.

Tenure: Leasehold



## Entrance

Entrance through side facing UPVC double glazed door into entrance hallway having vinyl flooring and carpeted stairs to first floor.

## Kitchen

7'11" x 8'10" (2.42m x 2.71m )

Modern kitchen fitted with a good range of cream wall and base units with complimentary work surfaces incorporating stainless steel sink and drainer. Having space for free standing oven with extractor above, and also benefiting from front facing UPVC double glazed window, cushioned flooring and space and plumbing for separate fridge, freezer, and washing machine.

## Lounge

11'0" x 12'4" (3.37m x 3.77m)

Neutrally decorated and well presented lounge with carpeted flooring, electric radiator and useful under stairs storage cupboard. The room also provides access to the conservatory through the sliding patio doors at the rear.

## Conservatory

10'2" x 6'4" (3.10m x 1.95m)

Useful additional living space having cushioned flooring, rear facing double glazed windows and side facing door providing access to the garden.

## Bedroom

11'0" x 11'0" (3.37m x 3.37m)

Large neutrally decorated double bedroom benefiting from carpeted flooring, electric heater and access to the en-suite shower room. Rear facing UPVC double glazed window.

## En-Suite

7'8" x 5'7" (2.35m x 1.72m)

Part-tiled, and newly fitted shower room with white suite comprising: electric quadrant shower cubicle, vanity sink and WC. Also having cushioned flooring, heated towel rail and front facing UPVC double glazed obscured glass window.

## Outside

To the front there is a driveway providing off-road parking for two cars. The rear benefits from a low maintenance lawned garden with a good sized patio area. Having mature shrubs and a shed to the side which also benefits from having power.



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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



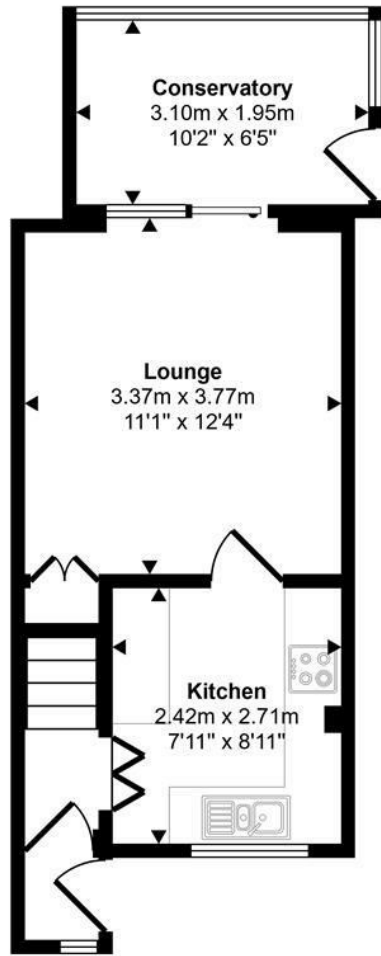
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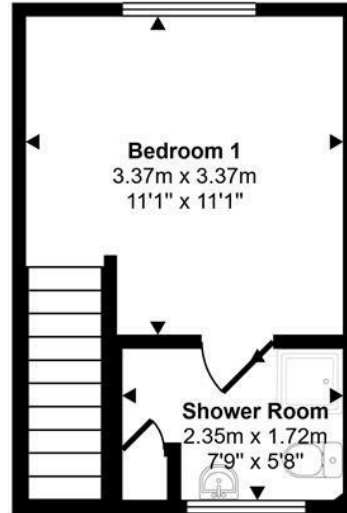
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Approx Gross Internal Area  
46 sq m / 495 sq ft



Ground Floor  
Approx 29 sq m / 315 sq ft



First Floor  
Approx 17 sq m / 181 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>57</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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