



Houstead Road, Sheffield S9 4BY

Guide Price £150,000

****GUIDE PRICE £150,000 TO £160,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale and with NO ONWARD CHAIN, this two bedroomed semi-detached property located in the popular residential area of Handsworth. In need of a scheme of modernisation, the property may be of particular interest to first time buyers, investors, or those looking for ease of access to the Sheffield Parkway and the M1 motorway. The accommodation in brief comprises: entrance hallway, lounge, extended kitchen/diner, utility room, WC, two bedrooms and a family bathroom. There is a shared driveway (no parking) providing access to the single garage and to the well proportioned enclosed rear garden. A viewing is highly recommended to avoid disappointment.

Tenure: Freehold



Entrance Hallway

Accessed via a front-facing UPVC double-glazed door. The hallway includes a central-heating radiator and carpeted stairs to the first floor.

Lounge

11'8" x 14'4" (3.56m x 4.39m)

Well proportion bay-fronted lounge having feature electric fireplace with marble back and hearth and wooden surround, carpeted flooring, gas central-heating radiator and UPVC double glazed window.

Extended Dining Kitchen

22'9" x 14'6" (6.95m x 4.44m)

The kitchen is fitted with a range of wood-effect wall and base units with contrasting roll-edged worktops incorporating one-and-a-half-bowl stainless-steel sink with swan-neck mixer tap. Includes a four-ring electric hob, mid-height double oven, integrated fridge and a separate freezer. There is tiling to the splashback areas, cushioned flooring, a rear-facing UPVC double-glazed window, and obscure-glass door to the garden.

The dining area provides ample space for a dining table and chairs and comes with carpeted flooring, built-in storage, and access to utility and downstairs WC.

Utility Room

With side-facing UPVC obscure-glass window, carpeted flooring, and built-in storage.

Downstairs WC

Useful downstairs WC with WC, slimline wall mounted sink, carpeted flooring, and side-facing UPVC obscure-glass window.

First Floor Landing

Having side-facing UPVC obscure-glass window, carpeted flooring, and loft access.

Bedroom One

12'2" x 13'3" (3.73m x 4.05m)

A good sized principal bedroom with front-facing UPVC double-glazed bay window, carpeted flooring, large built-in wardrobes, and central-heating radiator.

Bedroom Two

9'11" x 7'6" (3.04m x 2.31m)

A further double bedroom with rear-facing UPVC double-glazed window, carpeted flooring, and built-in storage.

Bathroom

4'5" x 5'5" (1.35m x 1.66m)

Fitted with a white suite comprising: panelled bath with electric shower over, low-flush WC, and floating sink. Also having cushioned flooring, rear-facing UPVC obscure-glass window, and central-heating radiator.

Outside

To the front of the property lies a low maintenance block paved path leading to the front door. There is an area currently used for planting.



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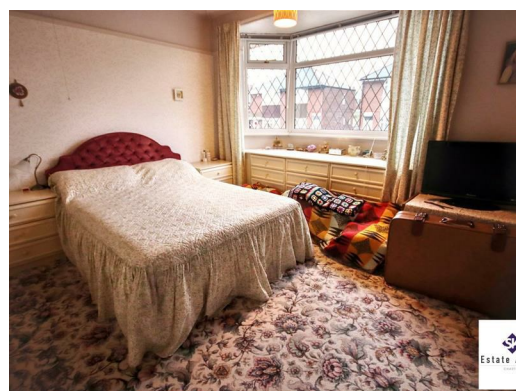
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To the rear is a private garden with a patio seating area, an area laid to lawn, some mature planting and a wooden shed.

The single garage comes with a roller-shutter door.

There is no parking on the drive.



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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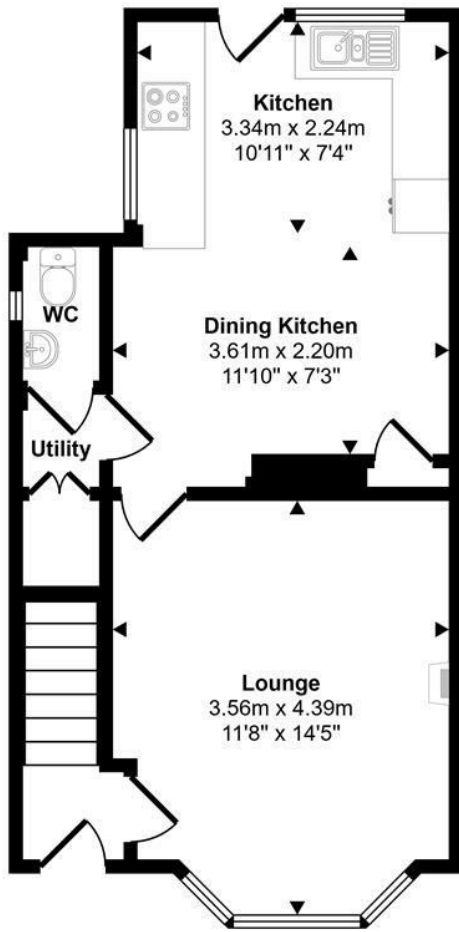
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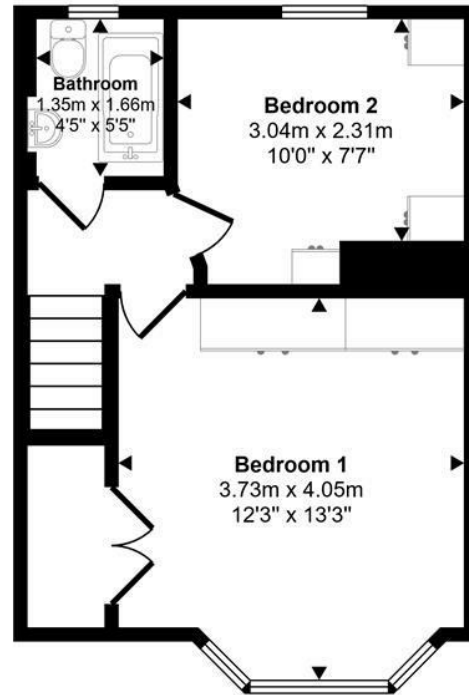
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Approx Gross Internal Area
69 sq m / 747 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft



First Floor
Approx 31 sq m / 334 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) 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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| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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