



Helmtun Road, Sheffield S8 8QJ

Guide Price £200,000

Guide Price £200,000 - £220,000

Virtual Tour Available

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this larger than average 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 benefits from: lounge, open plan dining kitchen, bathroom, 3 bedrooms, cellar storage and low maintenance rear garden. A viewing is recommended.

Tenure: Leasehold



Lounge

11'10" x 11'11" (3.62m x 3.65m)

Entrance through front facing composite door into the neutrally decorated living space with focal gas fireplace having polished granite hearth and decorative wooden mantle. The front facing room with UPVC double glazed window has carpeted flooring, gas central heating radiator, ceiling coving and TV aerial.

Open Plan Kitchen Diner

12'0" x 20'9" (3.67m x 6.33m)

Light and spacious kitchen/diner enjoying an excellent range of white shaker style wall and base units. Having granite effect counter tops, stainless steel sink and drainer, fan assisted oven with 4 ring gas hob above, extractor unit, space and plumbing for washing machine, tiled splash backs, spotlighting, combination boiler, slate tiled flooring, rear facing UPVC double glazed window and side facing composite door.

The dining area benefits from exposed varnished wooden flooring, gas central heating radiator and rear facing UPVC double glazed window unit.

Cellar

Accessed via hatch from the cellar head and providing useful storage. Also housing the utility meters.

Hallway

Having gas central heating radiator and carpeted stairs rising to the first floor landing.

Landing

Carpeted landing with stairs rising to the attic bedroom.

Bedroom One

11'11" x 12'2" (3.64m x 3.71m)

Generously proportioned principal bedroom having carpeted flooring, gas central heating radiator, front facing UPVC double glazed window and useful storage cupboard over the stairs.

Bedroom Three

6'10" x 9'7" (2.09m x 2.94m)

Having carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window overlooking the gardens.

Bathroom

4'7" x 9'7" (1.42m x 2.93m)

Modern and tastefully decorated bathroom enjoying a wall mounted sink, useful integrated shelving, panelled bath with shower over, low flush WC, chrome heated towel rail, mosaic tiled walls and flooring, spotlighting and rear facing obscured UPVC double glazed window.

Bedroom Two

11'5" x 8'10" (3.48m x 2.71m)

Large double bedroom occupying the second floor. Having rear facing double glazed Velux skylight, gas central heating radiator, carpeted flooring, inbuilt storage cupboard and access to the eaves storage spaces via wall hatch.

Outside



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The property enjoys a good sized, low maintenance rear garden with flagstone paved patio, timber decked seating area and decorative border planters. Being the end garden with no through access.



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



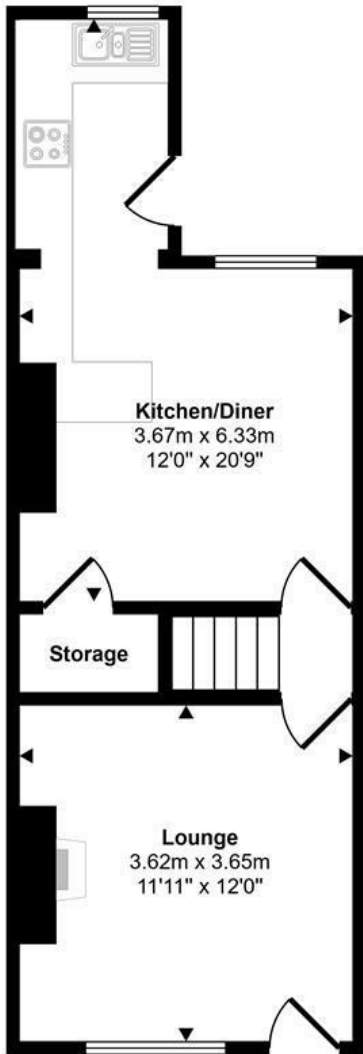
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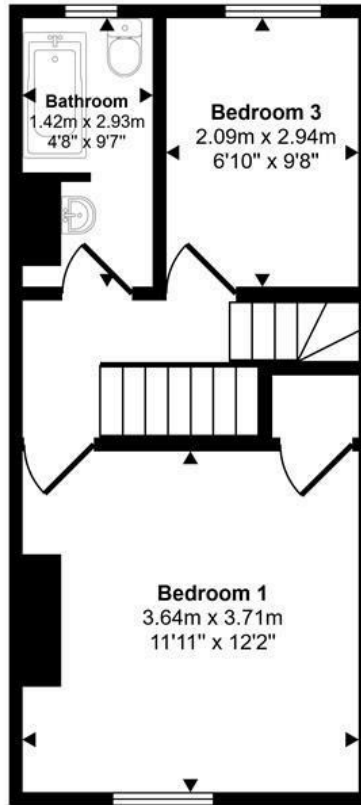
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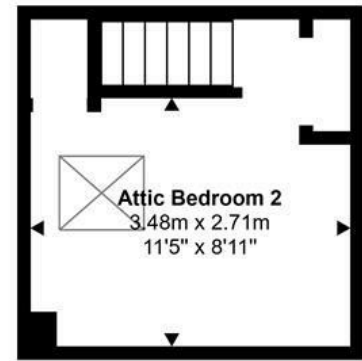
Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 35 sq m / 380 sq ft



First Floor
Approx 31 sq m / 331 sq ft



Second Floor
Approx 12 sq m / 133 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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