SK estate agents

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Woodseats House Road, Sheffield S8 8QF

Guide Price £200,000

** Guide price: £200,000 - £210,000 **

SK Estate Agents are delighted to offer to the market for SALE this beautifully presented, three bedroom, mid-terraced property situated in the highly desirable neighbourhood of Woodseats. The property is within close walking distance to the bustling Chesterfield Road which offers a variety of amenities, coffee shops and supermarkets. Ideally suited to first time buyers, the accommodation briefly comprises: lounge, kitchen/diner, cellar, three good sized bedrooms, bathroom and a well maintained garden to the rear. A viewing is highly advised to avoid disappointment. Tenure: Leasehold.

Lounge
13'0 x 11'6 (3.96m x 3.51m)
A beautifully presented reception room featuring laminate flooring, a large front facing UPVC double glazed bay window, gas central heating radiator, focal fireplace and a front facing UPVC double glazed entrance door. The lounge further benefits from a number of period features including dado rails, decorative ceiling coving and ceiling rose.

Kitchen/Diner
13'0 x 19'1 (3.96m x 5.82m)
A well presented fitted kitchen/diner featuring a range of shaker style cream units with complimentary worktops over incorporating four ring gas hob and a stainless steel sink and drainer with chrome swan-neck mixer tap over. Also featuring a fan assisted oven, integrated fridge/freezer, tiled splash-backs, combination boiler, laminate flooring, rear facing UPVC double glazed window and a UPVC double glazed patio door with obscured glass.

There is a further well presented dining room featuring ample space for a large family dining table and chairs. Having laminate flooring, fitted storage cupboards, upright stylish radiator and a large rear facing UPVC double glazed window.

Cellar
14'3 x 11'10 (4.34m x 3.61m)
A good sized cellar providing ample storage space having lighting and housing the utility meters.

Landing
A good sized carpeted landing providing access to all first floor rooms. Featuring a carpeted staircase rising to the attic bedroom.

Bedroom One
13'0 x 11'6 (3.96m x 3.51m)
A well presented double bedroom having carpeted flooring, a large front facing UPVC double glazed window providing ample natural light, a separate storage cupboard and a gas central heating radiator.

Bedroom Three
10'0 x 9'1 (3.05m x 2.77m)
A good sized third bedroom which is currently being used as a study by the current vendors. Featuring carpeted flooring, a large rear facing UPVC double glazed window and a gas central heating radiator.

Attic Bedroom Two
13'0 x 17'0 (3.96m x 5.18m)
A spacious attic bedroom featuring carpeted flooring, fitted wardrobe, storage space in the eaves, LED spotlights to the ceiling and eaves, Velux skylight and exposed timber beams.

Bathroom

6'4 x 7'10 (1.93m x 2.39m)

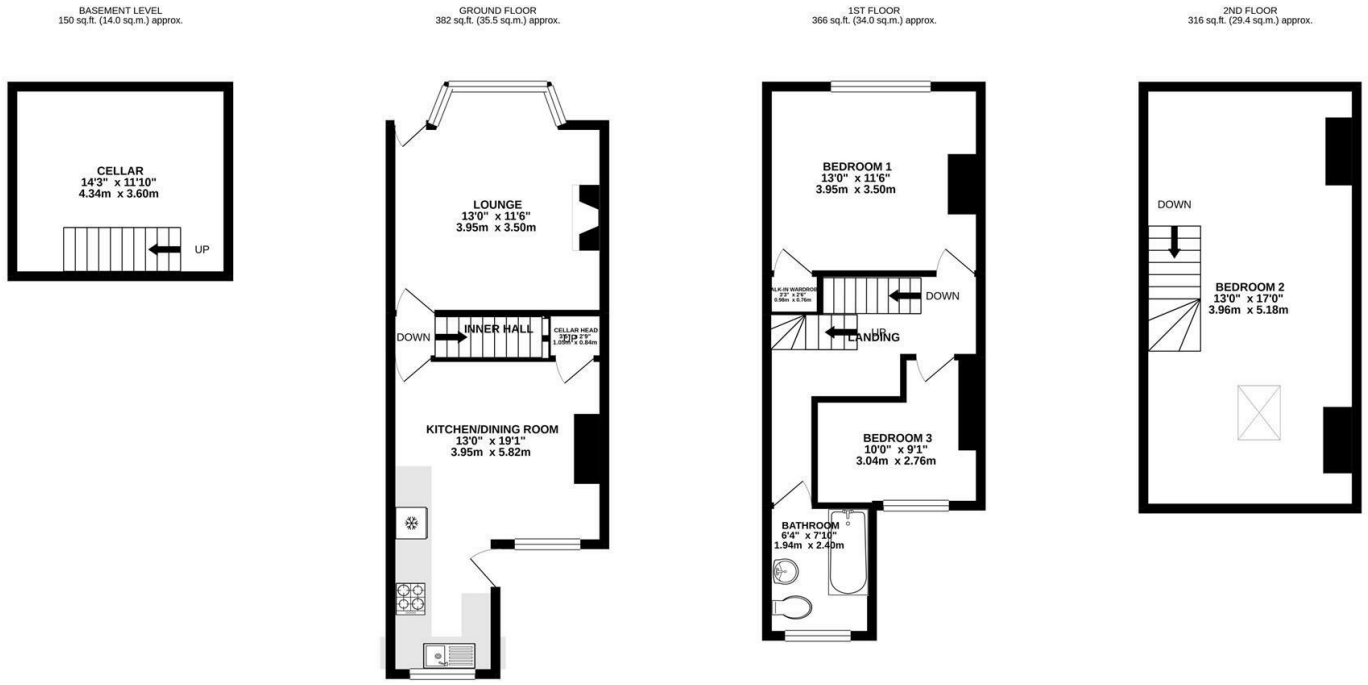
A contemporary family bathroom featuring a white suite comprising low flushing WC, vanity sink unit with wash basin and bath with thermostatic rain shower over and glass shower screen. The bathroom further benefits from tiled flooring, tiling to the splash-backs, LED spotlights, chrome heated towel rail, extractor fan and a large rear facing UPVC double glazed obscured window.

Outside

At the rear of the property is a low maintenance garden providing ample space for outdoor seating and entertainment.

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



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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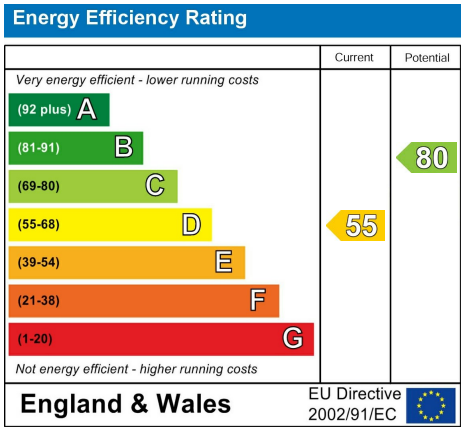

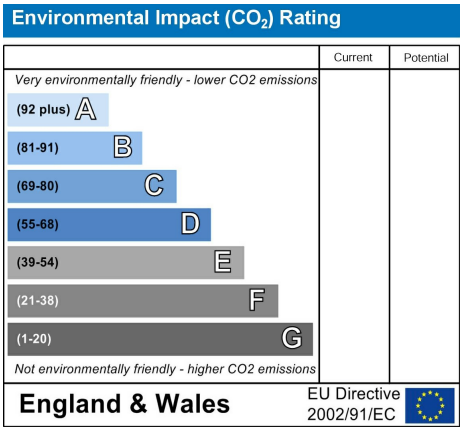

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