



Tylney Road, Sheffield S2 2RX

Guide Price £195,000

Guide Price: £195,000 - £205,000

SK Estate Agents are delighted to offer to the market for SALE this beautifully presented, three bedroom terraced property situated in this highly popular neighbourhood, located just a short distance from Sheffield City Centre, Sheffield Railway Station and Norfolk Park. Ideally suited to first time buyers, the accommodation briefly comprises: lounge, kitchen/diner, basement/occasional room, three double bedrooms one with en-suite shower room, family bathroom and a well maintained garden to the rear. A viewing is highly advised to appreciate the high standard and size of accommodation on offer. Tenure: Freehold.



Entrance Vestibule

Entry is made through the side facing composite door. Having laminate flooring and a carpeted staircase rising to the first floor.

Lounge

12'1" x 15'8" (3.70 x 4.79)

A well presented reception room boasting high ceilings, decorative ceiling coving, laminate flooring, recessed spotlighting, a front facing UPVC double glazed bay window and a gas central heating radiator.

Kitchen/Diner

12'1" x 15'8" (3.70 x 4.79)

A beautifully presented, open-plan kitchen and dining space.

The dining area benefits from laminate flooring, decorative ceiling coving, gas central heating radiator, recessed spotlighting and UPVC double glazed French doors opening out on to the rear patio. A further internal door provides access to the basement.

The kitchen features a good range of white high gloss wall and base units with contrasting worktops over incorporating a composite sink and drainer with chrome swan-neck mixer tap over. Also featuring a range gas cooker, space and plumbing for a washing machine, space for dishwasher, space for a freestanding fridge/freezer, stainless steel extractor fan, cushioned flooring, tiled splash-backs, Baxi combination boiler and dual aspect UPVC double glazed windows to the side and rear.

Basement/Occasional Room

11'2" x 10'9" (3.42 x 3.29)

This well presented occasional room features carpeted flooring, gas central heating radiator, fitted storage, a front facing UPVC double glazed window and recessed spotlighting.

First Floor Landing

A good sized carpeted landing providing access to all first floor bedrooms and bathroom, having a fitted storage cupboard above the stairs and a carpeted staircase rising to the attic.

Principal Bedroom

14'3" x 11'9" (4.36 x 3.60)

A large double bedroom boasting carpeted flooring, gas central heating radiator, front facing UPVC double glazed window and an integrated walk-in wardrobe.

Bedroom Three

11'1" x 9'10" (3.39 x 3.00)

A well proportioned third double bedroom benefiting from carpeted flooring, gas central heating radiator and a rear facing UPVC double glazed window providing views over the rear garden.



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Bathroom

6'4" x 10'1" (1.94 x 3.09)

A modern fitted suite comprising a low flushing WC, vanity sink unit with chrome mixer tap, separate bath and a double walk-in shower cubicle with glass shower screens and a thermostatic shower over. Also having tiled flooring, recessed spotlighting, a rear facing UPVC double glazed obscured window, gas central heating radiator and tiling to the splash-back.

Attic Bedroom With En-Suite

11'3" x 18'5" (3.43 x 5.62)

A beautifully presented double bedroom featuring partially carpeted and laminate flooring, a rear facing Velux skylight providing ample natural light and a gas central heating radiator.

The en-suite shower room benefits from a fitted suite comprising low flushing WC, wall-mounted wash basin and glass shower cubicle with thermostatic shower over. Also having tiled flooring, a rear facing Velux skylight and tiled splash-backs.

Outside

At the rear of the property lies a well maintained, partially lawned garden featuring a block paved patio area 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



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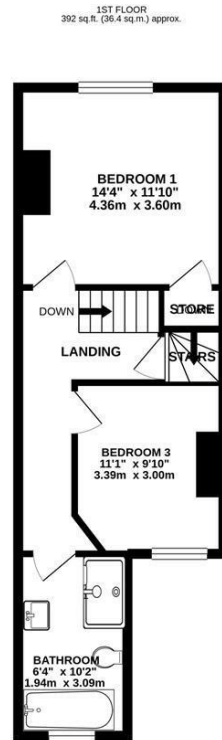
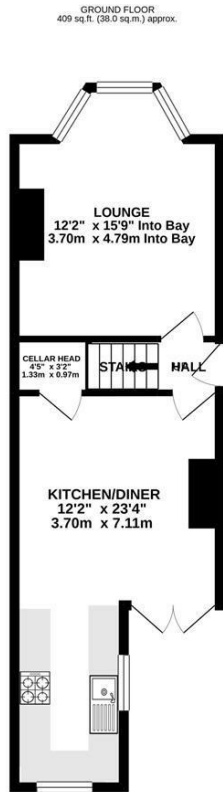


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TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.

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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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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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