SK estate agents

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Rydal Road, Sheffield S8 0UR

Guide Price £150,000

Guide Price: £150,000 - £160,000

We are pleased to offer to the market for SALE this attractive two bedroom, mid-terrace property situated just a stones throw away from Abbeydale Road. Close-by to a host of local amenities, restaurants and shops, this well-maintained property benefits from excellent transport links to the City Centre and would be ideal for first time buyers or investors. The house briefly comprises: lounge, dining kitchen, cellar, two bedrooms, and bathroom and benefits from gas central heating and double glazing throughout. Viewings are recommended.
Tenure: Freehold

Lounge
11'8 x 11'6 (3.56m x 3.51m)
Inviting lounge with front-facing UPVC double glazed window, exposed wooden floorboards, composite door, feature coving and Victorian style column radiator. Also featuring wood burner with Brazilian slate hearth.

Kitchen
8'11 x 10'7 (2.72m x 3.23m)
A well presented kitchen featuring wood effect wall and base units with contrasting worktops, space for freestanding cooker, stainless steel/glass extractor above, space and plumbing for washing machine, feature vertical column radiator, rear uPVC double glazed window, door leadings to addition storage pantry cupboard (with lighting) with hatch to cellar storage area, cushioned flooring, rear composite door. A staircase rises to the first floor.

Landing
A good sized landing featuring carpeted flooring, combination boiler, access to all first floor rooms and stairs rising to the second floor.

Bedroom One
11'10 x 11'2 (3.61m x 3.40m)
Good sized double bedroom, having carpeted flooring, frontfacing UPVC double glazed window and a gas central heating radiator.

Bathroom
6'1 x 10'7 (1.85m x 3.23m)
A good size bathroom having a white three piece suite with low flush WC, panelled Bath with shower off the taps, tiled splashbacks, sink with vanity unit beneath, fitted wall and base units to side of chimney breast, cushioned flooring, central heating radiator, rear UPVC obscured glass window.

Bedroom Two
10'4 x 16'0 (3.15m x 4.88m)
A well proportioned attic double bedroom having carpeted flooring, two velux windows, carpeted flooring, storage to both front and rear eaves, and two gas central hearting radiators.

Outside
At the rear of the property is a well maintained garden with stone paved patio seating area, good sized lawn, wooden fence to both side, rear outhouse proving secure storage area.

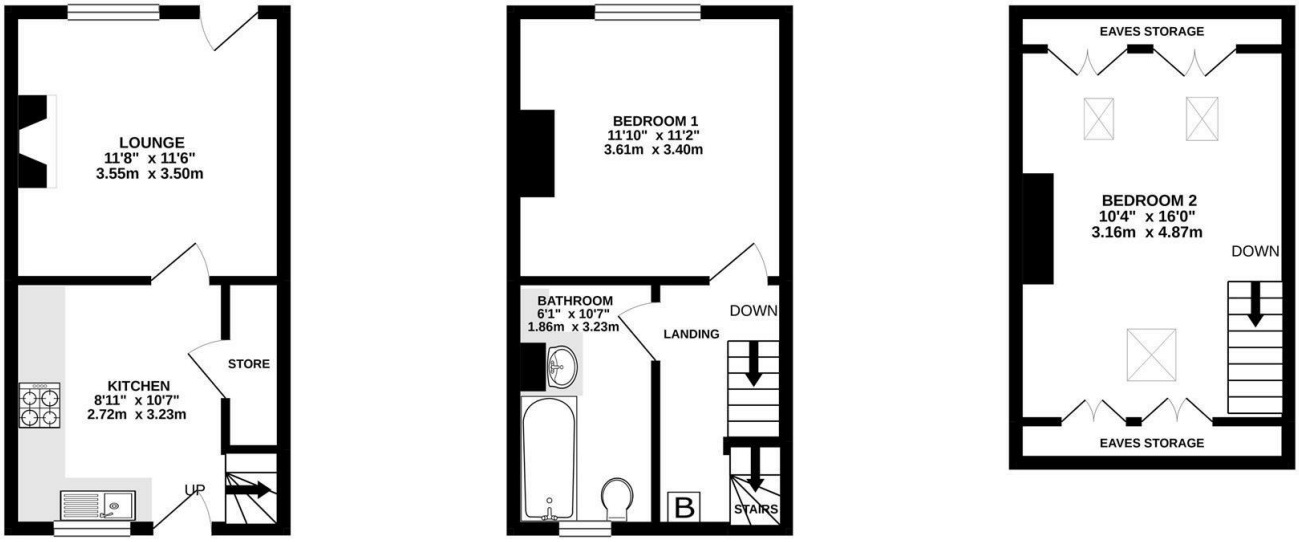
In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.

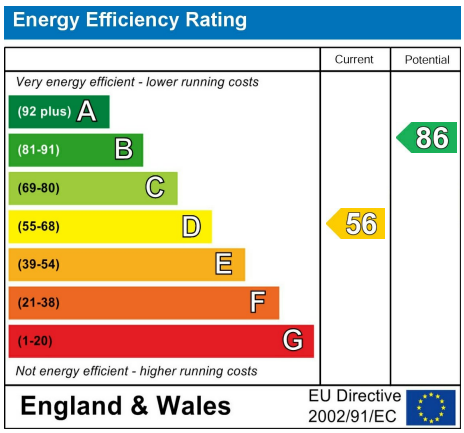
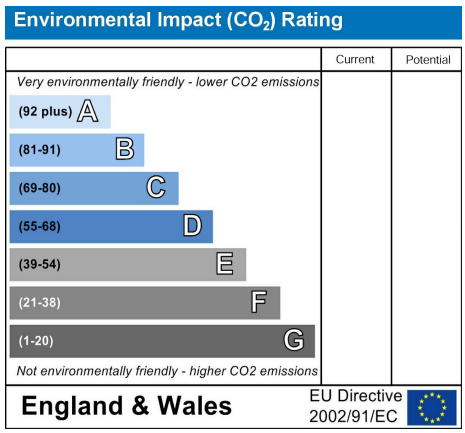
Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents

GROUND FLOOR
251 sq.ft. (23.4 sq.m.) approx.

1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.

2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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