SK estate agents

passionate about property

Haughton Road, Sheffield S8 8QH

Guide Price £175,000

Guide Price £175,000 - £185,000

We are delighted to offer to the market for sale this well-presented three bedroom mid-terraced property situated in the sought after area of Woodseats. Well presented throughout, this property would be an ideal first time purchase for a couple or small family and in brief comprises: Kitchen/diner, lounge, three good sized bedrooms, and bathroom. Falling within the catchment area for good primary and secondary schools, the house further benefits from being in close proximity to a wide range of shops, amenities and cafes on nearby Chesterfield Road and is just a stones throw from Graves Park. A viewing is highly recommended to appreciate the size and standard of accommodation on offer. Tenure: Leasehold

Dining Kitchen
11'11" x 12'0" (3.64m x 3.68m)
Rear facing dining kitchen fitted with a good range of wall and base units with contrasting work surfaces incorporating four burner gas hob with electric oven beneath and stainless steel extractor fan over. Having Belfast sink with mixer tap, rear facing UPVC double glazed window, UPVC double glazed stable door and large gas central heating radiator. Also having cushioned flooring, feature William Green & Co Cast Iron Oven fireplace with wooden mantle, and cellar head providing space for fridge/freezer.

Hall
Having cushioned flooring, gas central heating radiator and carpeted stairs rising to first floor.

Lounge
11'11" x 12'0" (3.64m x 3.66m)
Large well presented front facing lounge the focal point being the Victorian style fireplace with tiled hearth and wooden mantle. Having laminate flooring, gas central heating radiator and period features including picture rail and ceiling coving.

Landing
Carpeted, having gas central heating radiator and providing access to first floor accommodation.

Bedroom Two
11'11" x 11'11" (3.64m x 3.65m)
Large front facing bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator. Also benefiting from cupboard providing useful additional storage.

Bedroom Three
7'4" x 9'3" (2.24m x 2.84m)
Currently used as an office but could be used as a single bedroom. Having rear facing UPVC double glazed window, cushioned flooring and gas central heating radiator. Also housing gas combination boiler.

Bathroom
4'7" x 9'3" (1.40m x 2.84m)
Rear facing and fitted with white suite comprising: panel bath with electric shower over, pedestal wash hand basin and WC. Having exposed floorboards, tiled splashbacks, chrome heated towel rail and UPVC double glazed window.

Bedroom One
11'11" x 17'11" (3.64m x 5.48m)
Good sized attic bedroom having large rear facing Velux window, recently fitted carpeted flooring, gas central heating radiator and storage to the eaves.

Outside
Having pleasant well maintained rear garden benefiting from paved seating area, rock garden and lawn. Enclosed and also having small brick built outhouse providing useful additional storage.

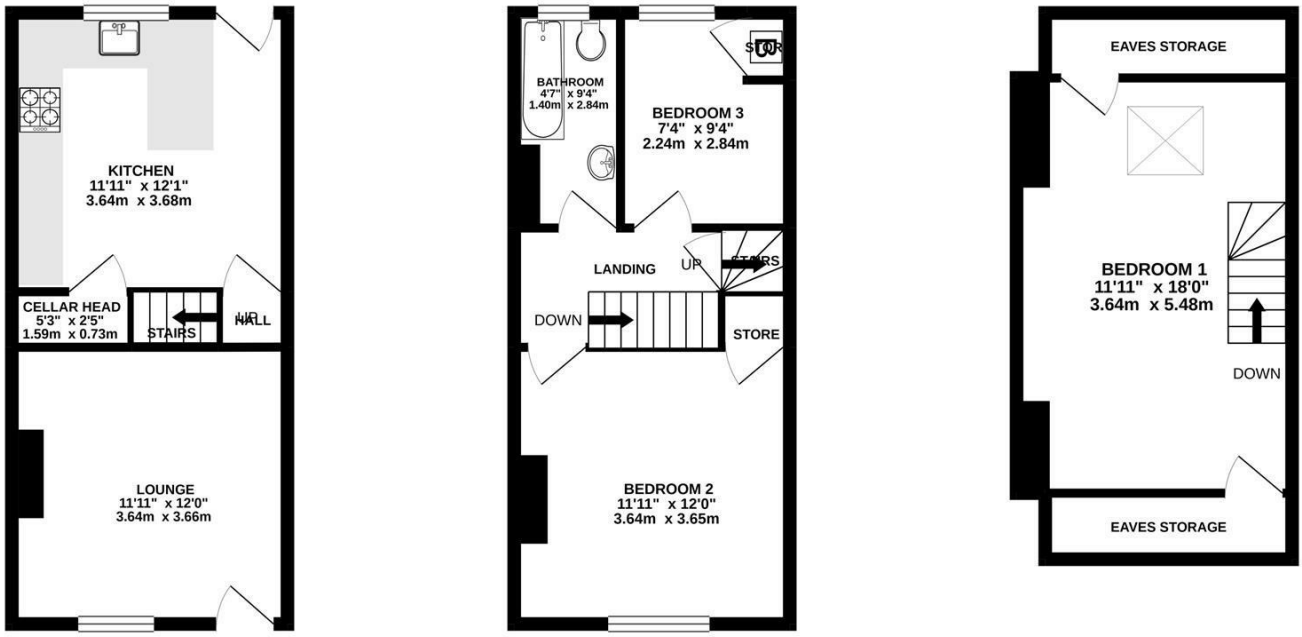
In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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
312 sq.ft. (29.0 sq.m.) approx.

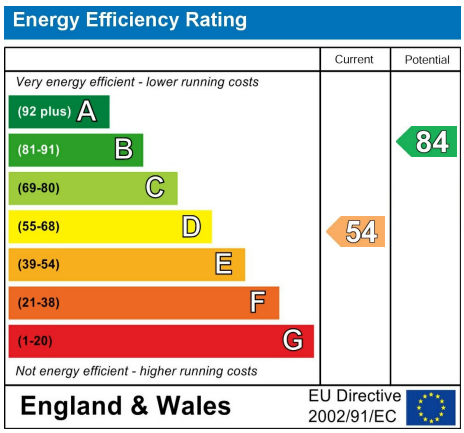
1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.

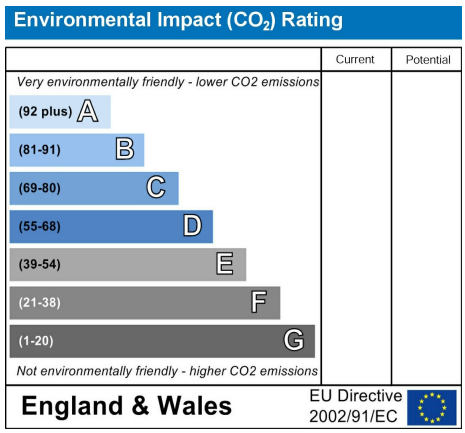
2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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.
Made with Metropix ©2021





The Property Ombudsman LETTINGS
The Property Ombudsman
sales • letting • property management
Zoopla
FindaProperty.com

Website: www.skestateagents.co.uk **Email:** info@skestateagents.co.uk **Telephone:** 0114 2749730
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH **Company No:** 08028567