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Woodseats Road, Sheffield S8 0PP

Guide Price £220,000

** Guide Price: £220,000 - £230,000 **

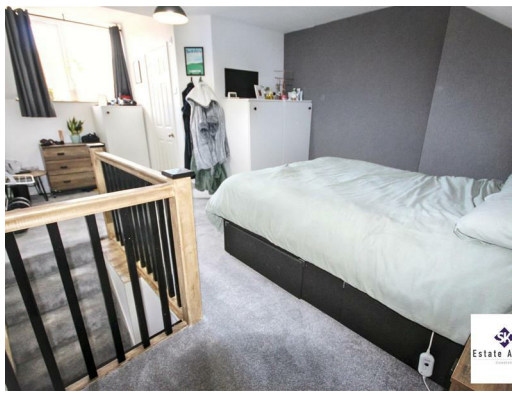
Virtual Tour Available

SK Estate Agents are delighted to offer to the market this beautifully presented, three bedroomed mid-terraced property situated in the popular neighbourhood of Woodseats. Located close to a host of local amenities, major bus routes, The Climbing Works and just a short distance from Graves Park, this well-proportioned home is ideally suited to first time buyers or families. The property briefly comprises: lounge, open dining kitchen, cellar, two bedrooms and large family bathroom to the first floor, attic bedroom with en-suite shower room and pleasant, enclosed garden to the rear. A viewing is essential to appreciate the high standard of accommodation on offer.

Tenure: Leasehold







Entrance
Accessed via a side-facing composite entrance door, the hallway provides access to the dining kitchen and lounge.

Kitchen / Diner
11'8" x 21'0" (3.57m x 6.41m)
A spacious dining kitchen featuring an attractive range of blue-grey and cream wall and base units with complementary quartz worktops incorporating a bowl sink with mixer tap. Further benefiting from a five-ring gas hob with extractor hood above, oven below and integrated dishwasher, together with space and plumbing for a washing machine. Having ample space for a large dining table, useful fitted storage within the chimney breast recess, under-cabinet lighting, laminate flooring, central heating radiator and both rear and side-facing UPVC double-glazed windows providing plenty of natural light. A side-facing composite door provides direct access to the rear garden. Door to cellar.

Cellar
Providing storage to the cellar head.

Lounge
12'1" x 11'10" (3.69m x 3.62m)
A well-proportioned and beautifully presented reception room having carpeted flooring, a front-facing UPVC double-glazed window, fitted storage within the chimney breast recess and a central heating radiator.

First Floor Landing
Having carpeted flooring, central heating radiator and stairs rising to the attic bedroom.

Bedroom Two
10'10" x 9'1" (3.31m x 2.79m)
A well-proportioned, bright and airy double bedroom having a front-facing UPVC double-glazed window, carpeted flooring, central heating radiator and useful fitted storage.

Bedroom Three
7'6" x 11'0" (2.30m x 3.36m)
A further good-sized bedroom having carpeted flooring, UPVC double-glazed window, central heating radiator and useful under stairs storage cupboard. Further benefiting from an attractive feature wood-panelled wall.

Bathroom
5'8" x 12'4" (1.75m x 3.76m)
A spacious bathroom featuring a modern white suite comprising: L-shaped bath with rainfall shower, separate handheld shower attachment and glass shower screen, low-flush WC and wash hand basin with contemporary chrome mixer tap. Further benefiting from an integrated shelving unit, tiled flooring with underfloor heating, tiled splashbacks, chrome heated towel rail and a side-facing obscure-glazed UPVC double-glazed window.

Attic Bedroom One
11'0" x 18'6" (3.36m x 5.64m)
Neutrally decorated attic bedroom having carpeted flooring, rear-facing UPVC double-glazed dormer window, central heating radiator and access to an en-suite shower room.







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En-Suite Shower Room

4'8" x 6'11" (1.44m x 2.11m)

Having a modern white suite comprising: corner shower enclosure with thermostatic shower, low-flush WC and wall-mounted floating wash hand basin with chrome mixer tap. Further benefiting from tiled flooring, tiled splashbacks and a rear-facing obscure-glazed UPVC double-glazed window.

Outside

To the rear of the property is an attractive enclosed garden featuring a paved patio seating area, ideal for outdoor dining and entertaining. Steps lead up to a lawned garden with a generously sized decked seating area to the rear. The garden benefits from timber fencing to one side and a brick-built boundary wall to the other, providing a good degree of privacy. There is also a useful outhouse offering additional storage space.











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

Approx Gross Internal Area
92 sq m / 993 sq ft



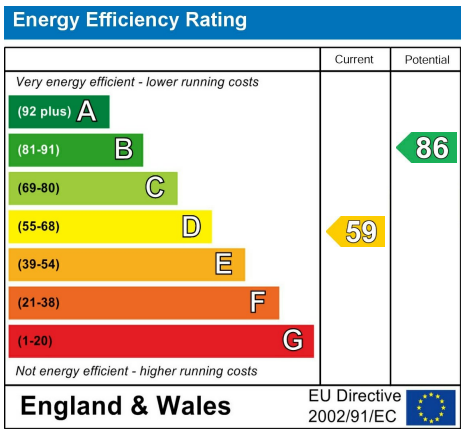
Ground Floor
Approx 35 sq m / 379 sq ft

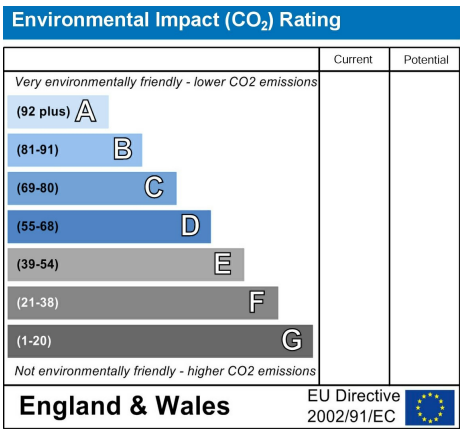
First Floor
Approx 35 sq m / 374 sq ft

Second Floor
Approx 22 sq m / 240 sq ft

Denotes head height below 1.5m

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.





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