



71 Helmton Road, Woodseats, Sheffield, S8 8QJ

Saxton Mee

# 71 Helmton Road

## Woodseats

Offers Around

# £325,000

A deceptively spacious three/four bedroom extended semi detached family home offering an abundance of space with an outbuilding which currently provides an additional annex. This lovely home would be ideal for the growing family perhaps with an independent teenager or dependent relative and suits a variety of different uses.

The property briefly comprises:

Entrance porch into entrance lobby, lounge with feature fireplace, separate family room leading into dining room. The kitchen is fitted with a range of base, drawer and wall units with plenty of storage. There is also a further utility room providing space and plumbing for an automatic washing machine.

To the first floor there are two good size double bedrooms and a good size single. The family bathroom is furnished with a white suite comprising of a bath with shower above, pedestal wash hand basin and low flush w.c..

The outbuilding/annex offers a very versatile space with a kitchen area, w/c, living area and double bedroom. This area is currently used as storage and a gym.

Externally the property has a garden to the front and a driveway providing off road parking. To the rear is a private rear garden with patio and lawn.

A viewing is highly recommended in order to understand and appreciate the accommodation on offer.

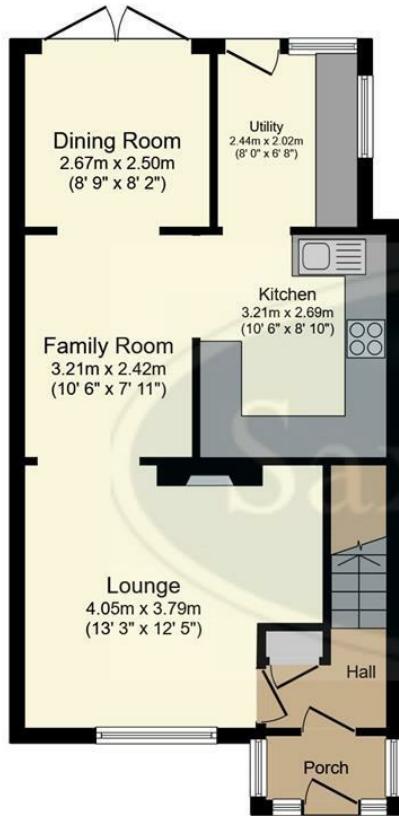
The location in Woodseats is particularly appealing, with a range of local amenities, schools, and parks within easy reach. The area is well-connected to Sheffield city centre, making it ideal for those who commute or enjoy the vibrant city life.

In summary, this semi-detached house on Helmton Road is a wonderful family home that combines space, versatility, and a prime location. It is an opportunity not to be missed for those looking to settle in a welcoming community.



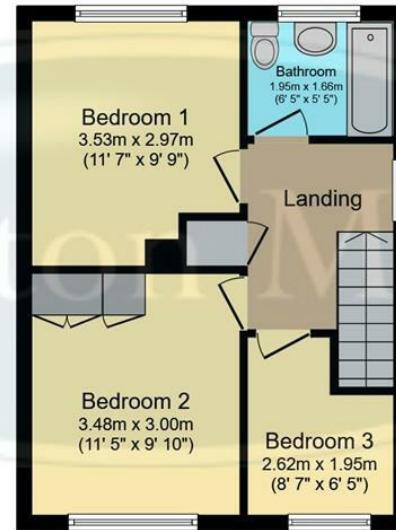
- WITH ANNEX/OUTBUILDING
- EXTENDED TO THE REAR
- WELL PRESENTED THROUGHOUT
- THREE/FOUR BEDROOMS
- CONVENIENT AND POPULAR LOCATION
- GARDENS TO FRONT AND REAR
- EPC RATING: C
- COUNCIL TAX BAND: B
- TENURE: FREEHOLD
- VIEWINGS VIA BANNER CROSS BRANCH.





**Ground Floor**

Floor area 51.2 sq.m. (552 sq.ft.)



**First Floor**

Floor area 37.0 sq.m. (399 sq.ft.)



**Annexe**

Floor area 24.8 sq.m. (266 sq.ft.)

**Total floor area: 113.0 sq.m. (1,217 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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