

# 90 WOODSEATS ROAD



BLenheim







IDEAL FOR A FIRST-TIME BUYER,  
90 WOODSEATS ROAD IS A  
TWO BEDROOMED TERRACED  
HOME THAT IS CLOSE TO  
LOCAL AMENITIES AND HAS BEEN  
RECENTLY REFURBISHED TO A HIGH  
STANDARD.

*On the ground floor is a sizeable lounge with a coved ceiling and a well-appointed kitchen with newly installed integrated appliances. On the first floor are two bedrooms and a family bathroom, whilst externally there is a rear garden with a stone flagged patio.*

*The property is close to the amenities of Woodseats, which include supermarkets, restaurants, shops, cafes and public houses. There are multiple green spaces close-by, including Meersbrook Park and Graves Park. It is also well-placed for local schooling and is a short drive away from the Peak District and Sheffield City Centre.*



LOUNGE











# GROUND & FIRST FLOORS/ BASEMENT

*A UPVC door with a double glazed obscured panel and a matching panel above opens to the lounge.*

## Lounge

11'10 x 10'10 (3.61m x 3.30m)

A cosy lounge with a front facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. A timber door opens to the inner hallway.

## Inner Hallway

Timber doors open to the lounge and kitchen.

## Kitchen

11'10 x 11'10 (3.61m x 3.60m)

Having a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. There are a range of fitted base/wall and drawer units incorporating a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Appliances include a Cooke & Lewis four-ring induction hob, extractor hood, an oven/grill, Logik fridge/freezer and a Beko washing machine. Timber doors open to the cellar and inner hallway. A UPVC door with a double glazed obscured panel opens to the rear of the property.

## Basement Level

## Cellar

11'10 x 10'10 (3.61m x 3.30m)

With light and power.

## Ground Floor Continued

From the inner hallway, a staircase with a timber handrail rises to the:

## First Floor

## Landing

With a pendant light point. Timber doors open to bedroom 1, the family bathroom and bedroom 2. Access can be gained to the loft.

## Bedroom 1

11'10 x 10'10 (3.61m x 3.30m)

A double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.



KITCHEN





BEDROOM 1





BEDROOM 2



# FIRST FLOOR CONTINUED / EXTERIOR & GARDENS

## Family Bathroom

Having a rear facing UPVC double glazed obscured window, flush light point, extractor fan, partially tiled walls and a chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and tiled splashback. To one wall is a panelled bath with a chrome mixer tap and an additional hand shower facility.

## Bedroom 2

11'10 x 6'8 (3.60m x 2.03m)

With a rear facing UPVC double glazed window, pendant light point and a central heating radiator. A timber door opens to the storage cupboard.

## Storage Cupboard

A useful area for storage.

## Exterior & Gardens

To the front of the property, access can be gained to the main entrance door into the lounge.

There is a shared alleyway with light. At the end of the alleyway, a path continues to a timber gate which opens to the rear garden.

To the rear of the property is a stone flagged patio and access can be gained to the kitchen. Beyond the patio is a garden that is mainly laid to lawn. The rear is enclosed by timber fencing and brick walling.



FAMILY BATHROOM



EXTERIOR AND GARDENS

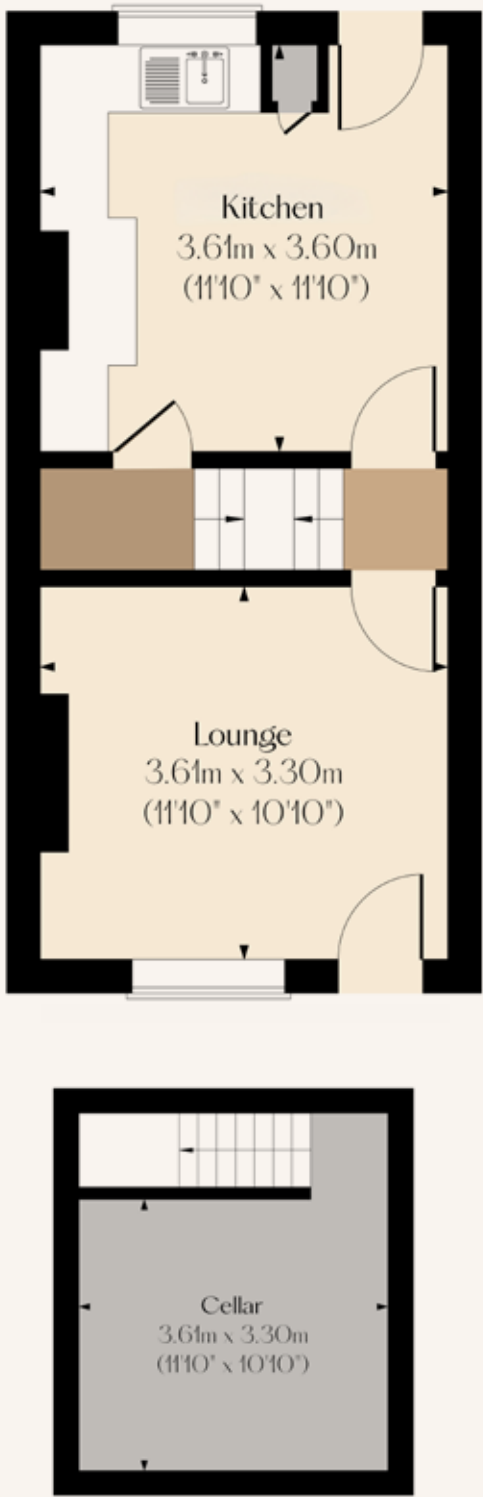


EXTERIOR AND GARDENS



# GROUND FLOOR & BASEMENT

Ground Floor Approximate Floor Area:  
309.8 SQ.FT. (28.8 SQ.M)  
Basement Level Approximate Floor Area:  
165.8 SQ.FT. (15.4 SQ.M)



# FIRST FLOOR

First Floor Approximate Floor Area:  
309.8 SQ.FT. (28.8 SQ.M.)  
Total Approximate Floor Area:  
785.4 SQ.FT. (73.0 SQ.M)





BEDROOMS 2	BATHROOMS 1
LIVING ROOMS 1	SQFT 785.4
TENURE Leasehold	COUNCIL TAX A

### Lease Details

The lease term is 800 years and there are 674 years remaining. There is a peppercorn ground rent.

### Services

Mains gas, mains electricity, mains water and mains drainage. The mobile signal quality is good.

### Rights of Access/Shared Access

There is shared access in the alleyway that leads to the rear of the property.

### Covenants/Easements or Wayleaves and Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		90
69–80	C	70	
55–68	D		
39–54	E		
21–38	F		
01–20	G		



# 90 WOODSEATS ROAD

Woodseats, Sheffield, South Yorkshire,  
S8 0PJ

Offers in Excess of  
£175,000

Viewing strictly by appointment with our  
consultant on: 0114 358 2020

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*move* YOU

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