



Tadcaster Crescent, S8 ORD

Guide Price £250,000

Guide Price £250,000 - £260,000

Virtual Tour Available

SK Estate Agents are delighted to offer to the market this attractively presented and deceptively spacious 3 bedroom semi-detached property in the highly sought after residential area of Woodseats. Conveniently located within close proximity to a host of excellent local amenities and in catchment for good primary and secondary schools, this wonderful home would suit first time buyers or a growing family.

In brief the property comprises:- entrance hallway, lounge, dining kitchen, rear extension, three bedrooms and family bathroom. Also boasting off-road parking. An early viewing is recommended to appreciate the standard of accommodation on offer.

Tenure: Freehold



Entrance

Entrance through front facing UPVC double glazed door into entrance hallway. Having side facing UPVC double glazed window, central heating radiator, laminate flooring and carpeted stairs leading to first floor.

Lounge

12'5" x 11'10" (3.79m x 3.62m)

Tastefully decorated living space made bright by way of a large front facing UPVC double glazed window. Having carpeted flooring, gas central heating radiator and French doors leading to kitchen/diner.

Kitchen/Diner

16'4" x 10'3" (4.99m x 3.13m)

Impressively sized kitchen/diner enjoying a range of cream wall and base units with contrasting roll edged worktops incorporating one and a half bowl sink with drainer and chrome mixer tap. Benefitting from space and plumbing for washer/dryer and freestanding fridge/freezer and also having Flavel double cooker with 5 ring gas hob and extractor above. There is ample space for dining table and chairs. Comprising laminate flooring, central heating radiator and side facing UPVC double glazed window.

Rear Extension / Office

14'1" x 6'0" (4.31m x 1.83m)

Used as a home office and having large built-in wardrobe, laminate flooring, gas central heating radiator, both side and rear facing UPVC double glazed windows, 3 skylights providing ample natural light and UPVC door leading to rear garden.

Landing

Carpeted landing having loft hatch, and providing access to all upstairs rooms including a large storage cupboard housing the combination boiler. Side facing UPVC double glazed window.

Bedroom One

9'10" x 12'0" (3.02m x 3.66m)

Large principal bedroom enjoying plentiful light via a front facing UPVC double glazed window. Boasting a range of modern fitted wardrobes, gas central heating radiator and carpeted flooring.

Bedroom Two

8'3" x 10'5" (2.53m x 3.18m)

Good sized bedroom with views over the gardens via a rear facing UPVC double glazed window. Having carpeted flooring and gas central heating radiator.

Bedroom Three

7'6" x 7'5" (2.31m x 2.27m)

Well appointed bedroom with views over the gardens via a rear facing UPVC double glazed window. Having carpeted flooring and gas central heating radiator.



sales • letting • property management



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567

Bathroom

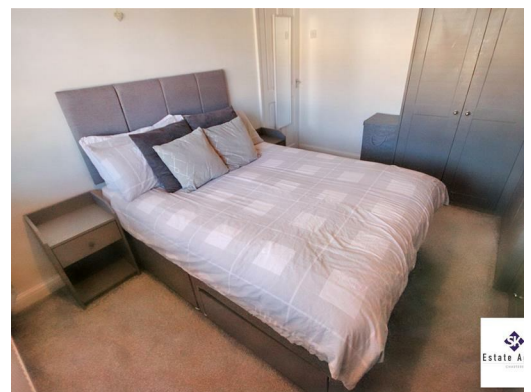
5'11" x 6'3" (1.82m x 1.92m)

Wonderfully presented bathroom with matching 3 piece suite comprising: tiled panelled bath with shower off the taps, pedestal wash hand basin, and low flush WC. Having gas central heating radiator, laminate flooring and side facing obscured UPVC double glazed window.

Outside

The property benefits from a low maintenance, hard landscaped front garden with gravelled area, brick paved driveway and stone front boundary wall.

To the rear is low maintenance space laid to lawn with artificial turf.



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



sales • letting • property management



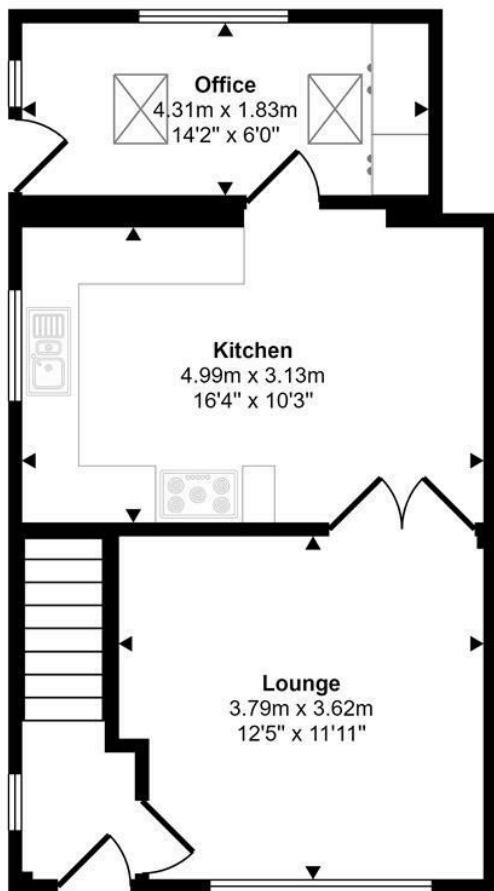
Website: www.skestateagents.co.uk **Email:** info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

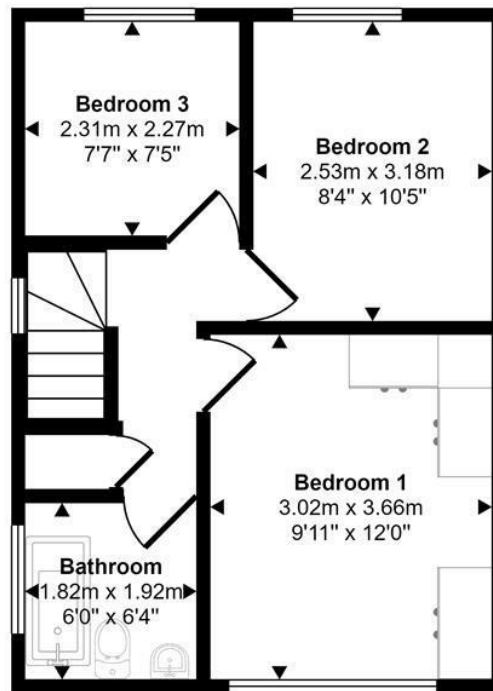
Telephone: 0114 2749730

Company No: 08028567

Approx Gross Internal Area
78 sq m / 843 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 35 sq m / 376 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



sales • letting • property management



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567