



Helmtan Road, Sheffield S8 8QJ

Guide Price £230,000

** Guide Price: £230,000 - £240,000 **

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for SALE this larger than average 3 bedroomed mid-terraced property which must be viewed internally to be fully appreciated. Situated in a highly sought after area within close proximity to a host of excellent amenities, Graves Park and in the catchment area for sought after junior and secondary schools. The well presented property would suit first time buyers and benefits from a fantastic attic conversion. In brief the property comprises: lounge, open plan dining kitchen, cellar, 2 bedrooms and family bathroom to first floor, attic bedroom with shower room and low maintenance rear garden. A viewing is highly recommended.

Tenure: Leasehold



Dining Room

11'10" x 12'1" (3.62m x 3.69m)

Access via rear facing UPVC double glazed French doors into good sized dining space with laminate flooring and gas central heating radiator. Having door to cellar.

Kitchen

6'6" x 10'9" (2.00m x 3.28m)

A well presented kitchen having a good range of cream gloss wall and base units with wood effect laminate work surfaces incorporating 4 ring gas hob with electric oven below and extractor hood above, and one and half bowl stainless steel sink with mixer tap and drainer. Benefitting from integrated fridge / freezer, space and plumbing for washing machine and space for dishwasher. Having rear facing UPVC double glazed window providing views across the garden, spot lighting and laminate flooring.

Cellar

Housing utility meters and fuse board.

Hallway

With carpeted flooring and stairs rising to first floor.

Lounge

11'8" x 11'10" (3.58m x 3.62m)

Well proportioned lounge made bright and airy via the large front facing UPVC double glazed window. Having useful built-in storage cupboards to the sides of the chimney, carpeted flooring, gas central heating radiator and wooden front door.

First Floor Landing

Having carpeted flooring, decorative picture rails and built-in ceiling storage cupboard. Carpeted stairs down to the bathroom and up to the attic.

Bedroom One

12'1" x 12'1" (3.70m x 3.69m)

A good sized principal bedroom with feature original fireplace. Having carpeted flooring, gas central heating radiator, built-in wardrobes and front facing UPVC double glazed window.

Bedroom Three

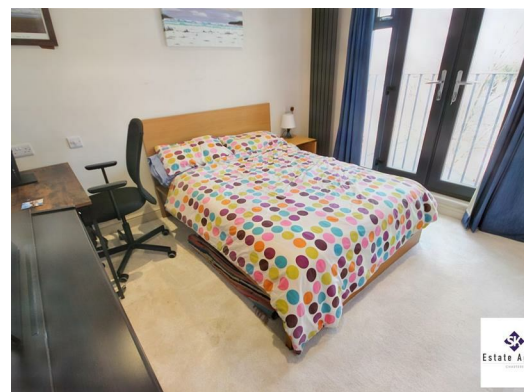
8'0" x 9'5" (2.46m x 2.89m)

Rear facing double bedroom with views over the garden via the UPVC double glazed window. Having carpeted flooring, gas central heating radiator and benefitting from useful floor to ceiling integrated shelving.

Bathroom

6'8" x 8'4" (2.05m x 2.56m)

Family bathroom fitted with three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin and low flush WC. Having chrome heated towel rail, UPVC double glazed obscured glass window, vinyl flooring and airing cupboard housing the combination boiler.



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Attic Bedroom

11'3" x 10'4" (3.44m x 3.16m)

Attic space comprises a large double bedroom and shower room. The bedroom boasts a Juliet balcony with UPVC double glazed French doors and panel windows offering view across the city and Peak District. A large bank of white gloss fitted wardrobes providing ample storage space. Also having carpeted flooring, modern column radiator and spot lighting.

Shower Room

11'3" x 3'10" (3.43m x 1.18m)

Modern shower room boasting fully tiled walk in shower, vanity sink unit, low flush WC, chrome heated towel rail and tiled flooring. Also benefitting from large Velux window and access to eaves storage space.

Outside

To the rear of the property lies a good sized garden made private via secure wooden fencing and gate. Having a paved patio area for outdoor seating and an area laid to lawn.



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



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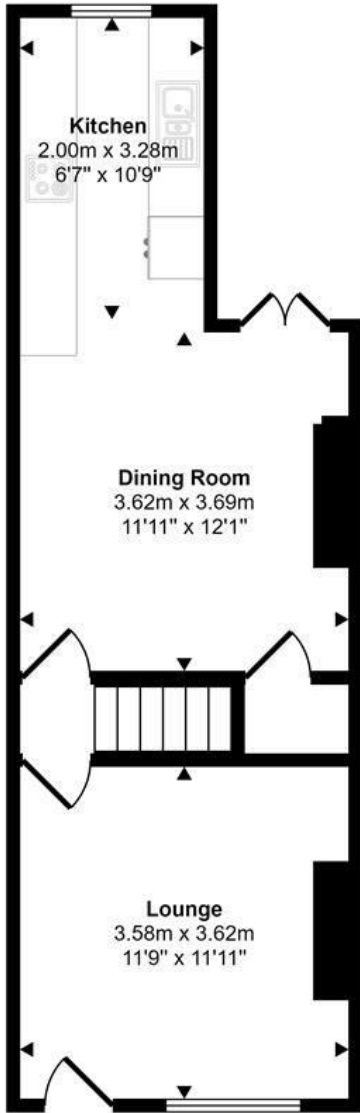
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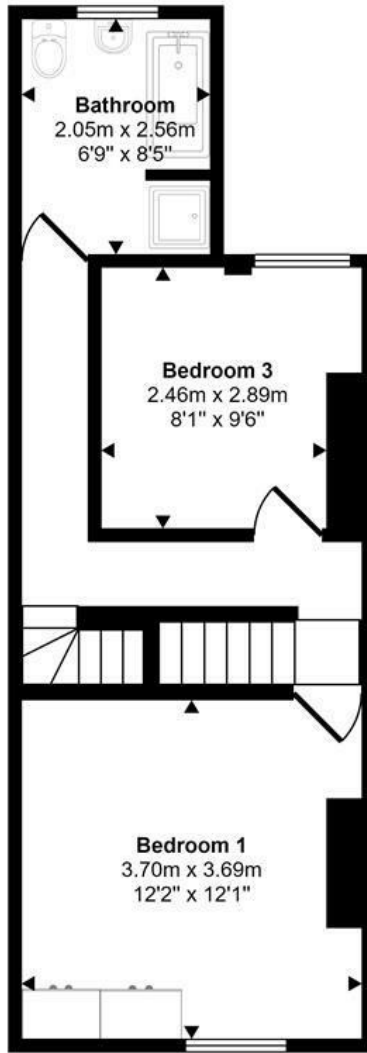
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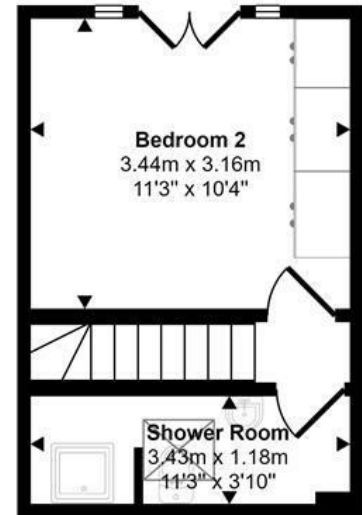
Approx Gross Internal Area
92 sq m / 988 sq ft



Ground Floor
Approx 37 sq m / 396 sq ft



First Floor
Approx 37 sq m / 396 sq ft



Second Floor
Approx 18 sq m / 196 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
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		
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