



Holmhirst Way, S8 0GZ

Guide Price £220,000

Guide Price £220,000 - £240,000

SK Estate Agents are delighted to offer to the market for sale with NO ONWARD CHAIN this well presented, three bedroom, mid-terraced property situated in the highly popular neighbourhood of Woodseats, within just a short distance of good local shops, good schooling and good transport links to Sheffield City Centre. Ideally suited to first time buyers and families, the property in brief comprises: entrance porch, lounge/diner, kitchen, utility room, three good sized bedrooms, bathroom and gardens to the front and rear. A viewing is advised to avoid disappointment.

Tenure: Freehold



Entrance Porch

Entry through UPVC double glazed door into the entrance porch. Having cushioned flooring and further doors leading to entrance vestibule and utility room.

Lounge / Diner

10'0" x 11'2" (3.06m x 3.41m)

Large dual aspect lounge/dining space featuring carpeted flooring, gas central heating radiator and TV aerial point.

Kitchen

7'11" x 11'2" (2.43m x 3.41m)

A contemporary kitchen featuring a good range of shaker-style wall and base units with contrasting roll edge worktops and up-stands incorporating four ring gas hob, stainless steel sink and drainer with chrome swan-neck mixer tap. Benefiting further from a stainless steel extractor fan, fan assisted oven, cushioned flooring, gas central heating radiator, pantry, rear facing UPVC double glazed window and an external UPVC double glazed door opening out on to the rear garden. Having space and plumbing for a washing machine and dryer.

Utility Room

5'6" x 8'3" (1.69m x 2.52m)

Useful utility room having cushioned, flooring multiple electrical points, fuse board, combination boiler and large under stairs storage space.

Landing

Having carpeted flooring, large storage cupboard and access to loft.

Bedroom One

12'7" x 11'3" (3.84m x 3.43m)

Front facing primary bedroom benefiting from a gas central heating radiator, UPVC double glazed window, carpeted flooring and useful storage cupboard.

Bedroom Two

11'4" x 10'5" (3.47m x 3.18m)

Rear facing double bedroom having a gas central heating radiator, carpeted flooring and UPVC double glazed window offering excellent views over the garden and beyond.

Bedroom Three

7'1" x 11'2" (2.18m x 3.41m)

Front facing good sized bedroom with carpeted flooring, gas central heating radiator, uPVC double glazed window and useful over stairs storage cupboard.

Bathroom

7'11" x 5'7" (2.43m x 1.72m)

Modern bathroom featuring white suite comprising low flush WC, vanity sink, bath with thermostatic shower over and glass shower screen. Having cushioned flooring, fully paneled walls and chrome central heating radiator.

Outside

Tiered enclosed rear garden over three levels.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

Company No: 08028567



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



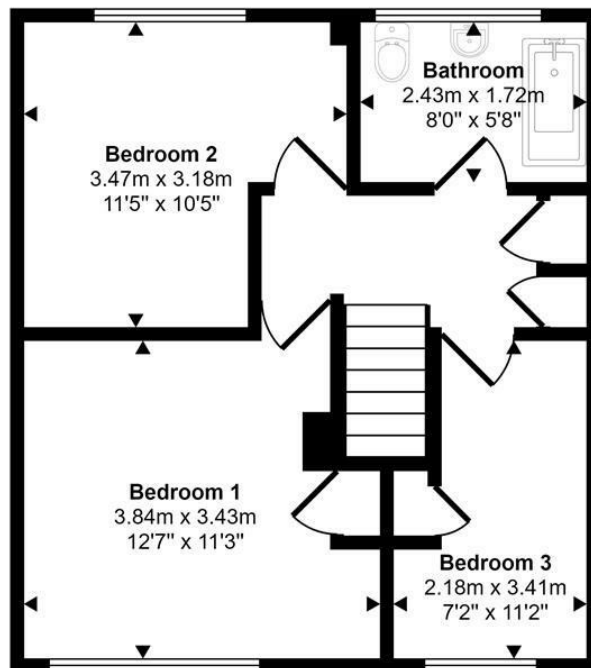
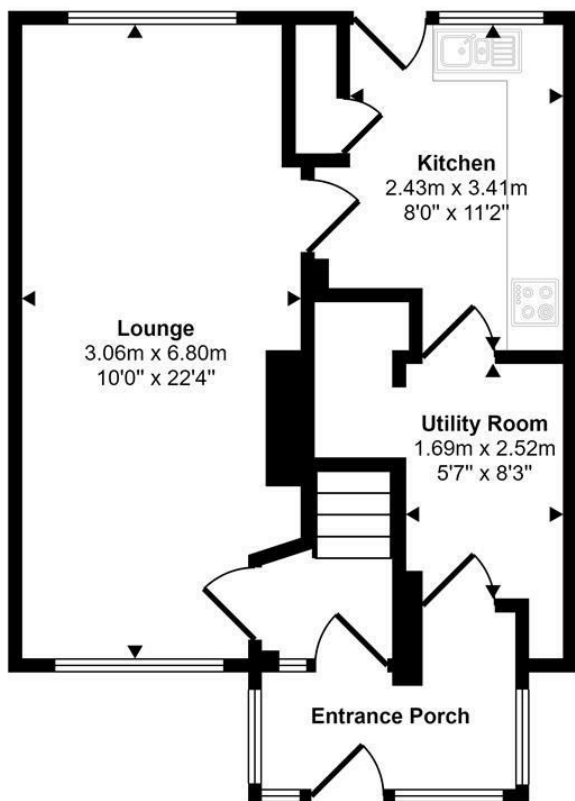
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Approx Gross Internal Area
85 sq m / 920 sq ft



First Floor
Approx 42 sq m / 447 sq ft

Ground Floor
Approx 44 sq m / 473 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		
	74	88
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		
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