



Woodseats House Road, Sheffield S8 8QF

Offers In The Region Of £249,950

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this spacious three bedroom, mid-terraced property situated in the highly popular neighbourhood of Woodseats, located within short walking distance to a wide range of local shops and amenities on Chesterfield Road, good local schools and excellent transport links to Sheffield City Centre and Chesterfield. Ideally suited to first time buyers and families, the property briefly comprises: lounge, dining room, off-shot kitchen, cellar, three double bedrooms, shower room and low maintenance gardens to the front and rear. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



Lounge

11'10" x 11'10" (3.63m x 3.63m)

A well presented and spacious reception room made bright and airy through front facing UPVC double glazed bay window, featuring carpeted flooring, decorative ceiling coving and rose and a gas central heating radiator.

Dining Room

11'11" x 12'10" (3.65m x 3.92m)

A good sized additional reception room having carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window. A further door leads to the cellar.

Off-Shot Kitchen

6'3" x 7'9" (1.93m x 2.38m)

Having a range of cream, high-gloss fitted wall and base units with contrasting worktops over incorporating stainless steel sink and drainer. Benefiting from carpeted flooring, space for freestanding gas cooker, stainless steel extractor hood, tiled splashbacks, space and plumbing for a washing machine and rear facing UPVC double glazed window overlooking the rear garden.

Cellar

A good sized storage area housing the utility meters and consumer unit.

Landing

A carpeted landing providing access to all first floor bedrooms and shower room. Benefiting from a gas central heating radiator and carpeted staircase rising to the attic bedroom.

Bedroom One

14'1" x 12'0" (4.31m x 3.66m)

A well proportioned principal bedroom featuring carpeted flooring, a gas central heating radiator, fitted wardrobes, fitted side units and a storage cupboard positioned above the staircase.

Bedroom Three

9'9" x 10'5" (2.99m x 3.18m)

A good sized double bedroom having carpeted flooring, gas central heating radiator, rear facing UPVC double glazed window and fitted wardrobes.

Shower Room

6'9" x 7'10" (2.07m x 2.40m)

A contemporary fitted shower room suite comprising: low flush WC, double shower cubicle with glass shower screen and thermostatic shower over and a vanity sink unit. Benefiting from cushioned flooring, gas central heating radiator and a rear facing UPVC double glazed obscured window.

Attic Bedroom Two

10'10" x 12'5" (3.31m x 3.80m)

A well appointed double bedroom benefiting from carpeted flooring, gas central heating radiator, large storage cupboard and a rear facing dormer window.

Outside

At the front of the property lies a low maintenance garden having hedging to the front.



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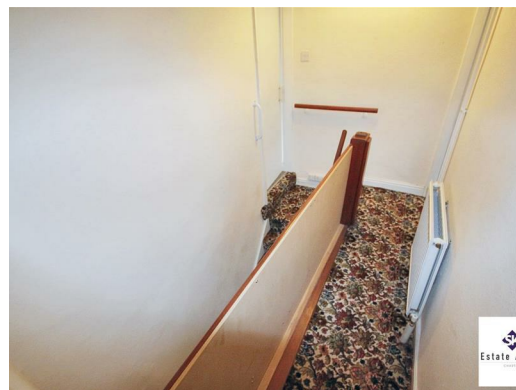
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To the rear is a good sized garden laid with paving providing ample space for outdoor seating and entertainment. Further benefiting from attractive flower beds, mature shrubs, fenced borders and a storage shed. Further access to the WC/outbuilding.



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



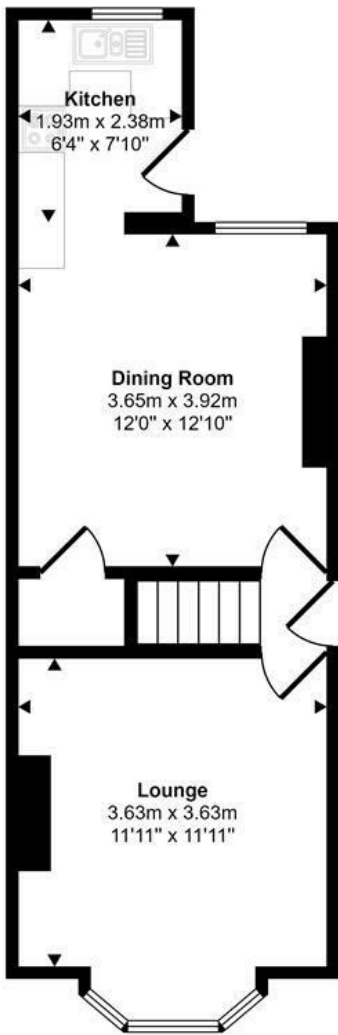
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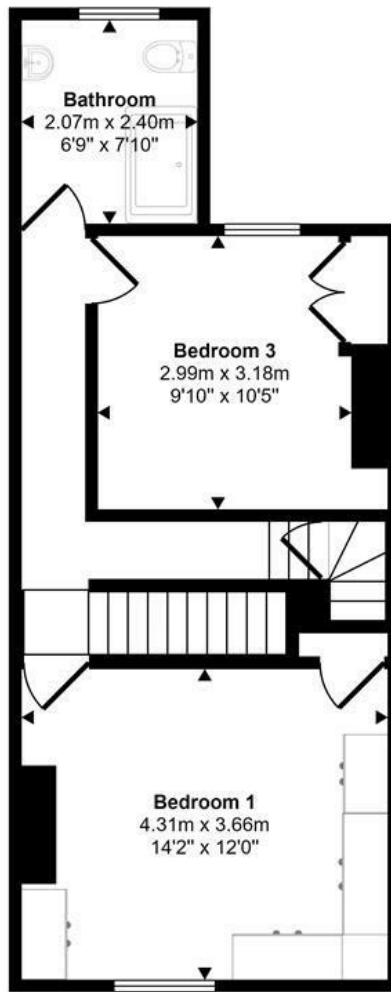
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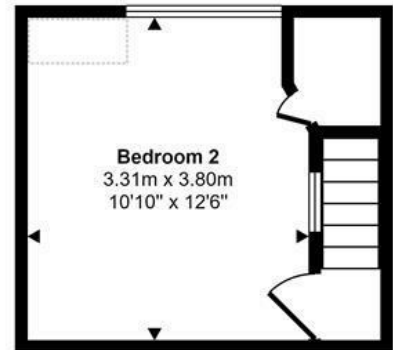
Approx Gross Internal Area
96 sq m / 1037 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 43 sq m / 464 sq ft



Second Floor
Approx 16 sq m / 170 sq ft

Denotes head height below 1.5m

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		83
	65	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
		79
	61	
England & Wales	EU Directive 2002/91/EC	



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