



Woodseats Road, Sheffield S8 0PJ

Guide Price £200,000

Guide Price £200,000-£220,000

Virtual Tour Available

SK Estate Agents are delighted to offer to the market this stunning, three bedroomed mid-terraced property situated in the popular neighbourhood of Woodseats. Located close to a host of local amenities, major bus routes, The Climbing Works and just a short distance from the amenities on Abbeydale Road, this well presented home is ideally suited to first time buyers. The property briefly comprises: lounge, off-shot kitchen, beautiful dining room, cellar, two bedrooms and modern bathroom to the first floor, attic bedroom and pleasant and enclosed garden to the rear. A viewing is essential to appreciate the high standard of accommodation on offer.

Tenure: Leasehold



Lounge

11'8" x 11'10" (3.58m x 3.61m)

Immaculately presented lounge featuring decorative ceiling coving and rose, gas central heating radiator and laminate flooring. Large front facing UPVC double glazed window and UPVC entrance door.

Hallway

Having laminate flooring and carpeted stairs raising to first floor.

Dining Room

11'9" x 11'6" (3.60m x 3.53m)

Beautiful dining space made bright via the rear facing UPVC double glazed French doors leading out to the garden. Having decorative ceiling coving and rose, gas central heating radiator and laminate flooring.

Door to cellar.

Cellar

Providing a useful storage space and also housing the fuse board and utility meters.

Kitchen

5'9" x 8'11" (1.76m x 2.73m)

Newly fitted kitchen with a range of Shaker style wall and base units with wood effect work surfaces incorporating 4 ring electric hob with integrated oven below and extractor hood above, and stainless steel sink with drainer and mixer tap set beside UPVC double glazed window.

Having laminate flooring, space and plumbing for washing machine and spot lighting.

First Floor Landing

With carpeted flooring and stairs rising to second floor.

Bedroom One

11'10" x 9'7" (3.63m x 2.93m)

A good sized front facing double bedroom with carpeted flooring, UPVC double glazed window and gas central heating radiator.

Bedroom Three

7'5" x 12'2" (2.27m x 3.72m)

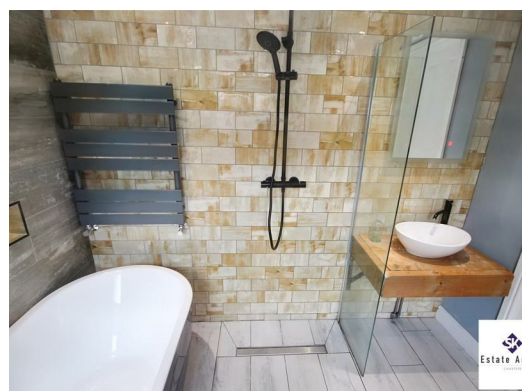
A further double bedroom benefitting from storage cupboard over the stairs, carpeted flooring, gas central heating radiator, large rear facing UPVC double glazed window and internal timber window.

Bathroom

5'11" x 8'2" (1.81m x 2.51m)

Modern bathroom/wet room boasting freestanding bath with taps set into the wall, thermostatic rainwater shower with additional shower head attachment and shower screen to one side, counter top sink with mixer tap and low flush WC.

Benefitting from tiling to the splash back, tiled flooring with drainage, and decorative recess with lighting. Having heated towel rail, spot lighting and side facing UPVC double glazed obscured glass window.



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Attic Bedroom Two

12'1" x 18'9" (3.69m x 5.74m)

Large attic bedroom with carpeted flooring, gas central heating radiator and Velux window. Benefiting from eaves storage.

Outside

To the rear of the property lies a low maintenance private garden with an area laid to lawn and a patio area with ample space for outdoor seating.



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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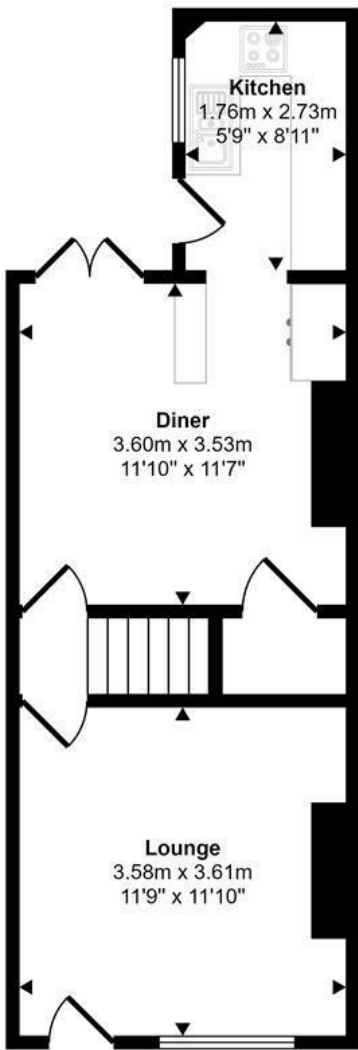
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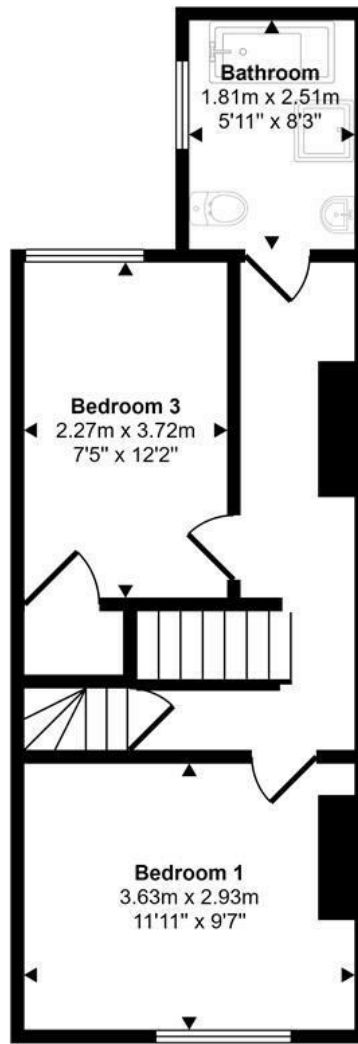
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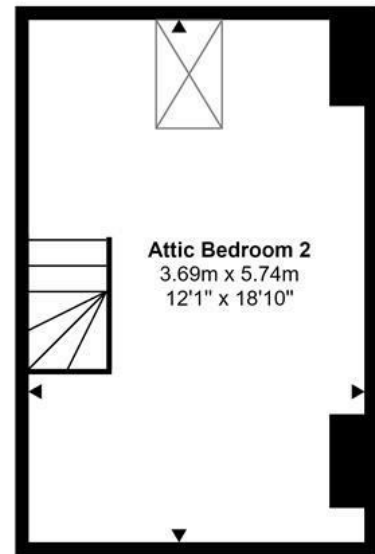
Approx Gross Internal Area
92 sq m / 985 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 36 sq m / 384 sq ft



Second Floor
Approx 21 sq m / 228 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		
		81
	57	
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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Not environmentally friendly - higher CO ₂ emissions		
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