



## Woodseats House Road, Sheffield S8 8QF

**Guide Price £250,000**

Guide Price £250,000 - £275,000

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale this larger than average, beautifully presented, three bedroom mid-terraced property situated in the highly desirable neighbourhood of Woodseats and is close-by to an excellent range of shops, cafes, pubs, Graves Park and transport links to Sheffield City Centre. Boasting many of its original features, the house is finished to a high standard and would ideally suit first time buyers or a family. In brief the accommodation comprises: lounge, dining room, off-shot kitchen, cellar, three double bedrooms, family bathroom, plentiful storage and attractive gardens to the front and rear and working alarm. An internal viewing is highly advised to appreciate the high standard of accommodation on offer.

Tenure: Leasehold





## Lounge

13'2" x 13'6" (4.03m x 4.14m)

Entry via front facing composite door into lounge.

Bright and airy lounge with large UPVC double glazed bay window providing ample natural light. Boasting feature fireplace with built-in storage to the side and having solid wooden flooring and gas central heating radiator.

## Hallway

Having wooden flooring and carpeted stairs rising to the first floor.

## Dining Room

12'10" x 11'9" (3.92m x 3.60m)

Well proportioned dining space having feature fireplace with exposed brick wall. With solid wood flooring, gas central heating radiator and rear facing UPVC double glazed French doors leading to the rear garden. Having space for freestanding fridge freezer and door to cellar.

## Cellar

Having useful storage space to the cellar head, currently housing the tumble dryer. The consumer unit and utility meters are also located in the cellar.

## Off-Shot Kitchen

6'9" x 8'2" (2.07m x 2.51m)

Shaker style fitted kitchen offering a good range of cream wall and base units with complimentary wooden worktops incorporating four ring gas hob and one and half bowl stainless steel sink with mixer tap. Benefiting from cushioned flooring, tiled splashbacks, ceiling coving, integrated microwave, dishwasher, fan assisted oven and extractor fan. Featuring side UPVC double glazed door, large rear facing window and cupboard housing the Baxi combination boiler.

## Landing

A good sized carpeted landing providing access to all first floor accommodation. Benefiting from storage cupboard over the stairs. Carpeted stairs rising to the attic.

## Bedroom One

16'10" x 9'6" (5.14m x 2.91m)

A stunning principal bedroom boasting two UPVC double glazed front windows, dado rails, ceiling coving, ornate cast iron fireplace, carpeted flooring and large fitted wardrobes with the added benefit of a further enclosed storage cupboard.

## Bedroom Two

13'10" x 9'1" (4.23m x 2.78m)

A further good sized double bedroom featuring carpeted flooring, gas central heating radiator, decorative ceiling coving and UPVC double glazed window overlooking the rear garden.



sales • letting • property management



Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

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

Telephone: 0114 2749730

Company No: 08028567

## Bathroom

11'1" x 7'11" (3.40m x 2.42m )

Contemporary fitted family bathroom with four piece white suite comprising: low flush WC, bath with off-the-taps shower head, double shower cubicle with electric shower over and ceramic pedestal wash basin. Benefiting from tiled flooring, heated towel rail, spotlights, UPVC obscured double glazed window and tiled splashbacks.

## Attic Bedroom

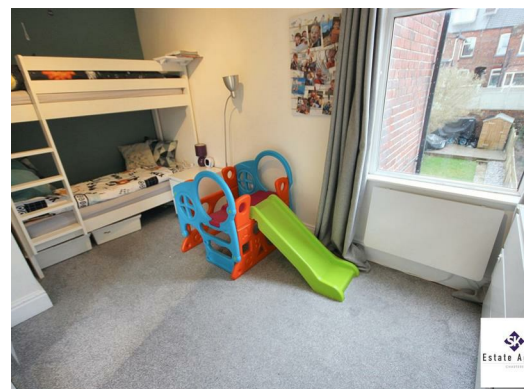
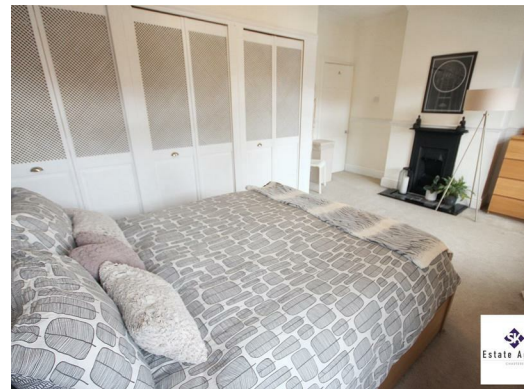
17'1" x 9'5" (5.23m x 2.88m)

A spacious, bright and airy double bedroom having rear facing Velux skylight providing ample natural light. Featuring carpeted flooring, gas central heating radiator and substantial fitted cupboards and shelving.

## Outside

To the front of the property lies a low maintenance paved area made private by hedged borders.

At the rear is a delightful South facing garden partly laid to lawn benefiting from a large decking area to the rear and an additional patio area providing space for outdoor seating and entertaining. Further benefiting from attractive low maintenance beds and fenced borders.



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

Zoopla FindaProperty.com

Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

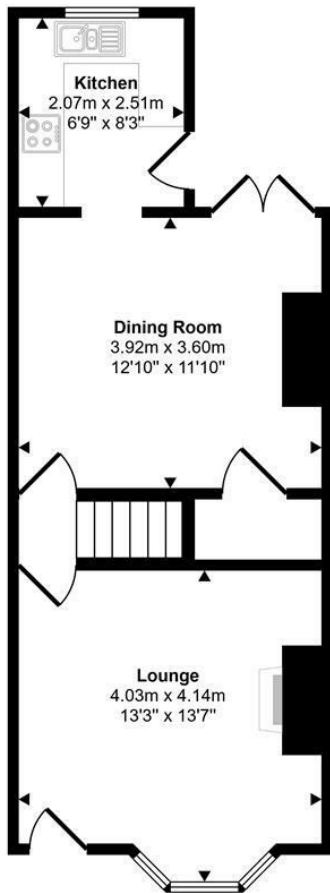
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

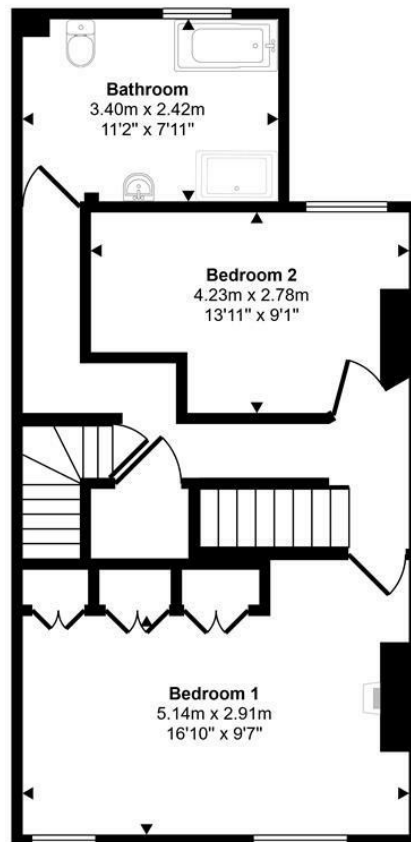
Company No: 08028567



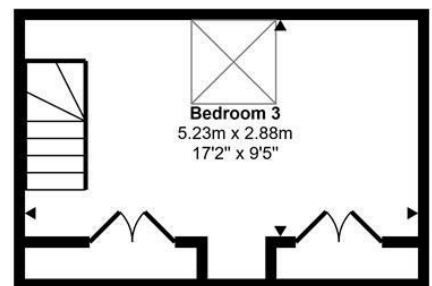
Approx Gross Internal Area  
109 sq m / 1169 sq ft



Ground Floor  
Approx 39 sq m / 421 sq ft

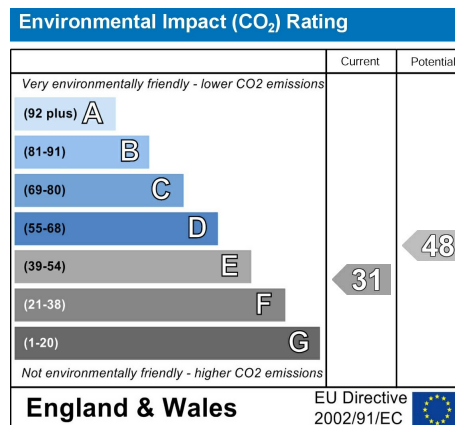
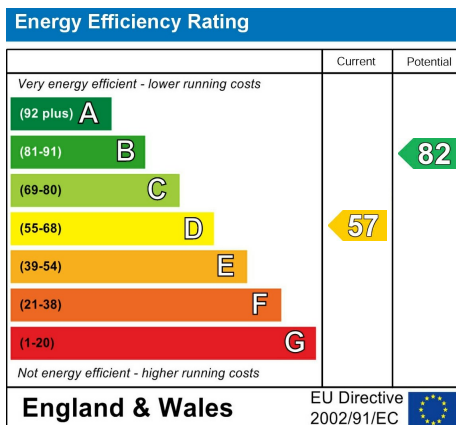


First Floor  
Approx 51 sq m / 554 sq ft



Second Floor  
Approx 18 sq m / 194 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.



sales • letting • property management



Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

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

Company No: 08028567