



Holmhirst Road, Sheffield S8 0GW

Guide Price £375,000

****Guide Price £375,000 - £400,000****

Virtual Walk Through Tour

SK Estate Agents are delighted to offer to the market this beautifully presented, larger than average, four bedroom, semi-detached property situated in the highly popular neighbourhood of Woodseats, located within just a short distance of an excellent selection of shops, transport links and amenities on Chesterfield Road, Graves Park and good primary and secondary schools. Ideally suited to growing families, the property briefly comprises: welcoming entrance hall, spacious lounge, open plan kitchen/diner, conservatory, utility room, WC and store room, and basement converted by LABS. Upstairs there are three bedrooms to the first floor as well as a family bathroom and a large attic bedroom. Outside the property benefits from a resin driveway providing off-road parking and a well maintained rear garden.

A viewing is highly advised to appreciate the high standard of property on offer.

Tenure: Freehold



Entrance

Entry via composite and glazed door into large entrance hallway having wooden floors, decorative coving, carpeted stairs rising to first floor and gas central heating radiator.

Lounge

14'4" x 12'4" (4.39m x 3.76m)

Beautifully presented bay fronted lounge with feature fireplace. Having decorative ceiling coving and rose, carpeted flooring and gas central heating radiator.

Kitchen/Diner

20'6" x 16'2" (6.26m x 4.93m)

Well proportioned open plan kitchen/diner fitted with an excellent range of wall and base units complemented with granite work surfaces incorporating one and half bowl sink. Boasting Rangemaster cooker with extractor hood above, space and plumbing for dishwasher and space for freestanding fridge/freezer. Also having wooden floors, UPVC double glazed door to conservatory and door to basement.

The dining area comes with log burner, UPVC double glazed French doors providing access to the garden, wooden floors and gas central heating radiator.

Conservatory

5'7" x 22'2" (1.71m x 6.77m)

Light and airy conservatory with multi aspect UPVC double glazed windows. Having tiled flooring and access to the rear garden and side of the property.

Utility Room

5'8" x 8'0" (1.75m x 2.46m)

Useful utility space with work surface incorporating sink with mixer tap and drainer, providing space and plumbing for washing machine, tumble dryer and freestanding freezer. Also having gas central heating radiator.

Store Room and WC

6'3" x 8'0" (1.93m x 2.46m)

Great store space with power, light and rear facing obscured glass window.

WC with wall mounted sink, WC and side facing window.

Basement/Cellar

16'2" x 10'5" (4.94m x 3.19m)

The basement is converted into two rooms (approx 2023 by LABS). Having power, light, vinyl flooring, gas central heating radiator, UPVC double glazed window and also housing the fuse board, gas and electric meters.

First Floor Landing

Having carpeted flooring, side facing UPVC double glazed windows, useful under stairs storage cupboard and carpeted stairs rising to first floor.



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Bathroom

7'6" x 8'1" (2.30m x 2.48m)

Modern bathroom fitted with white 4 piece suite comprising: large bath with mixer tap, double shower cubicle with rainwater thermostatic shower, vanity sink unit and low flush WC. Boasting fully tiled walls, vinyl flooring, spot lighting, column radiator, large airing cupboard housing the combination boiler and rear facing UPVC double glazed obscured glass window.

Bedroom Three

12'4" x 12'2" (3.78m x 3.73m)

Larger rear facing double bedroom with UPVC double glazed window providing views across the garden, carpeted flooring, gas central heating radiator and a range of fitted storage.

Bedroom One

12'7" x 12'2" (3.85m x 3.71m)

Principal bedroom boasting a range of fitted wardrobes, a large front facing UPVC double glazed window, carpeted flooring, and gas central heating radiator.

Bedroom Four

6'11" x 7'11" (2.13m x 2.43m)

Front facing bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator.

Attic Bedroom Two

19'3" x 16'11" (5.88m x 5.16m)

Fabulous attic bedroom boasting large UPVC double glazed dormer windows, carpeted flooring, panelled ceiling and eaves storage.

Outside

To the front of the property lies a resin driveway for off-road parking.

To the rear of the property lies a well maintained garden boasting a patio area for outdoor seating, an area laid to lawn and some mature planting.



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
175 sq m / 1884 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		
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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