



35 Rydal Road, Sheffield, South Yorkshire, S8 0UR

Saxton Mee

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Guide Price

£170,000

GUIDE PRICE £170,000 - £175,000

Offered for sale with NO ONWARD CHAIN is this two bedroom mid-terrace, finished to a good standard throughout and forming part of this well established and popular residential area, well placed for a host of local amenities along with access to both the ring road and Sheffield City Centre.

The property benefits a gas fired central heating system with combination boiler, uPVC double glazing and briefly comprises of: Family lounge to the front, modern fitted kitchen with integrated oven and hob with access to the cellar. To the first floor is a large double bedroom and bathroom with three piece white suite and shower over the bath. A further staircase rises to the third attic double bedroom with eaves storage.

Outside there is a courtyard garden with brick built store and fencing to the borders. On street parking.



- Two Double Bedrooms
- Modern Decor Throughout
- Sought After Residential Area
- Close To A Wide Range Of Amenities
- Ideal First Home
- No Onward Chain
- EPC Rating: D
- Council Tax: Band A
- Tenure: Leasehold
- Viewing Via Banner Cross Office







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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