

**Simon Blyth**

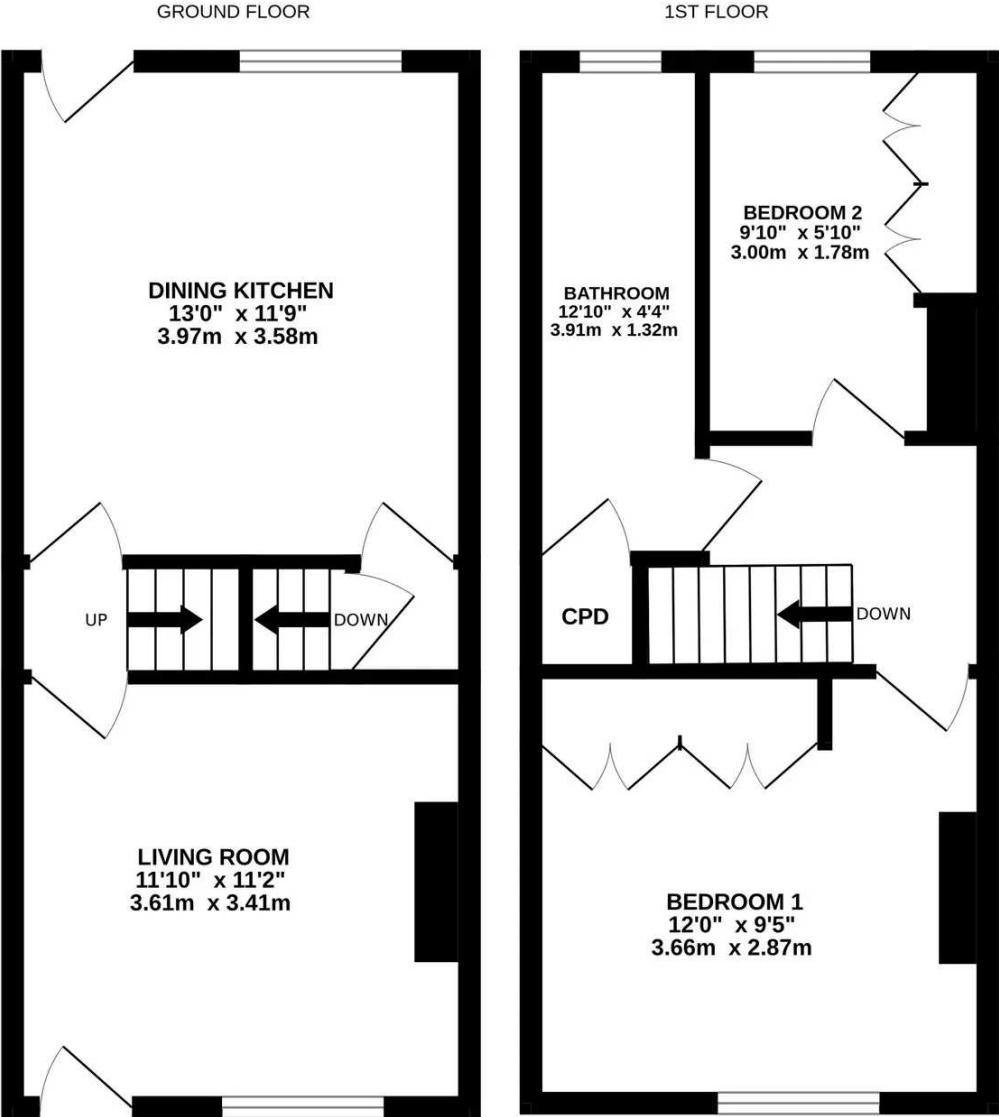
ESTATE AGENTS



**Harvey Street, Deepcar**

Sheffield

Offers in Region of **£99,950**



HARVEY STREET

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## Harvey Street

Deepcar, Sheffield

LOCATED ON THIS NO THROUGH ROAD WE OFFER TO THE MARKET THIS TWO BEDROOM TERRACED PROPERTY OFFERING CHAIN FREE ACCOMMODATION OVER TWO FLOORS, IN THIS CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK.

Accommodation briefly comprises to ground floor; living room, dining kitchen and access to the cellar. To the first floor there are two bedrooms and a bathroom. Outside there is garden to the rear. The EPC rating is D-61 and the council tax band is A.



### ENTRANCE

Entrance gained via timber and glazed door with single glazed timber panel over into living room.

### LIVING ROOM

A front facing reception space with the main focal point being an ornate fire sat within surround. The room has a ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front. A door opens to the inner hallway with access to staircase and first floor and a further door opens through to the dining kitchen.

### DINING KITCHEN

With ample room for a dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with laminate worktops, tiled splashbacks, integrated electric oven with four burner gas hob with extractor fan over and space for further appliances. There is a one and a half bowl sink with chrome mixer tap over, two ceiling lights, wood effect laminate flooring, central heating radiator, single glazed timber window to rear and timber and glazed door giving access out to rear garden. A further door opens to cellar head with a further door opening to steps leading down to the cellar which provides further useful storage.

### INNER HALLWAY

From the inner hallway staircase rises to first floor landing.

### FIRST FLOOR LANDING

With two ceiling lights, central heating radiator and providing access to the following rooms;



### **BEDROOM ONE**

A front facing double bedroom with built in wardrobes, ceiling lights, coving to the ceiling, wood effect laminate flooring, central heating radiator and uPVC double glazed window to front.

### **BEDROOM TWO**

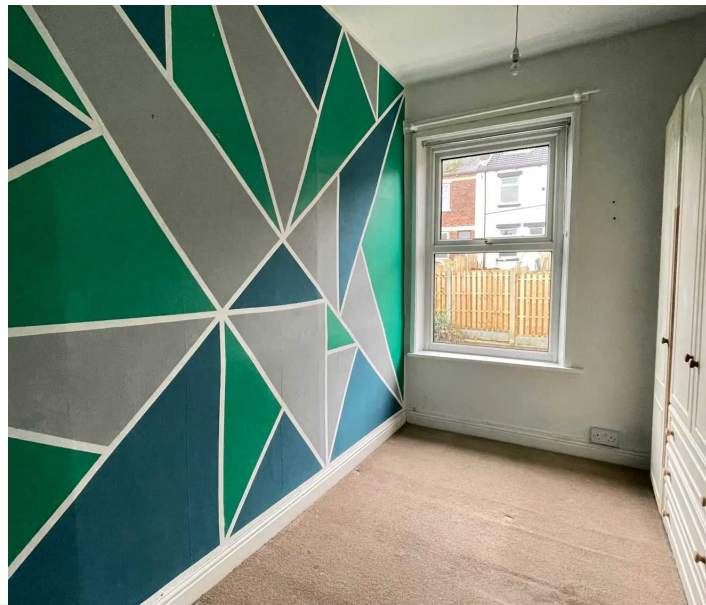
The room has built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to rear.

### **BATHROOM**

Comprising of a three piece suite in the form of; close coupled W.C, pedestal basin with chrome taps over, corner bath with chrome taps over and Triton electric shower. The room has inset ceiling spotlights, full tiling to walls, central heating radiator, obscure uPVC double glazed window to rear and access to useful storage cupboard with hatch providing access to the loft.

### **OUTSIDE**

To the rear is a lawned garden space with fencing and walling. Please note there is a right of access across the rear of the property for neighboring homes.





### ADDITIONAL INFORMATION:

We are informed by the vendor that the property is Freehold, and the EPC Rating is D-66.

### VIEWING:

For an appointment to view, please contact the Sheffield office on 0114 3216590.

### BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### MAILING LIST

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### MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### OFFICE OPENING TIMES

#### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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