

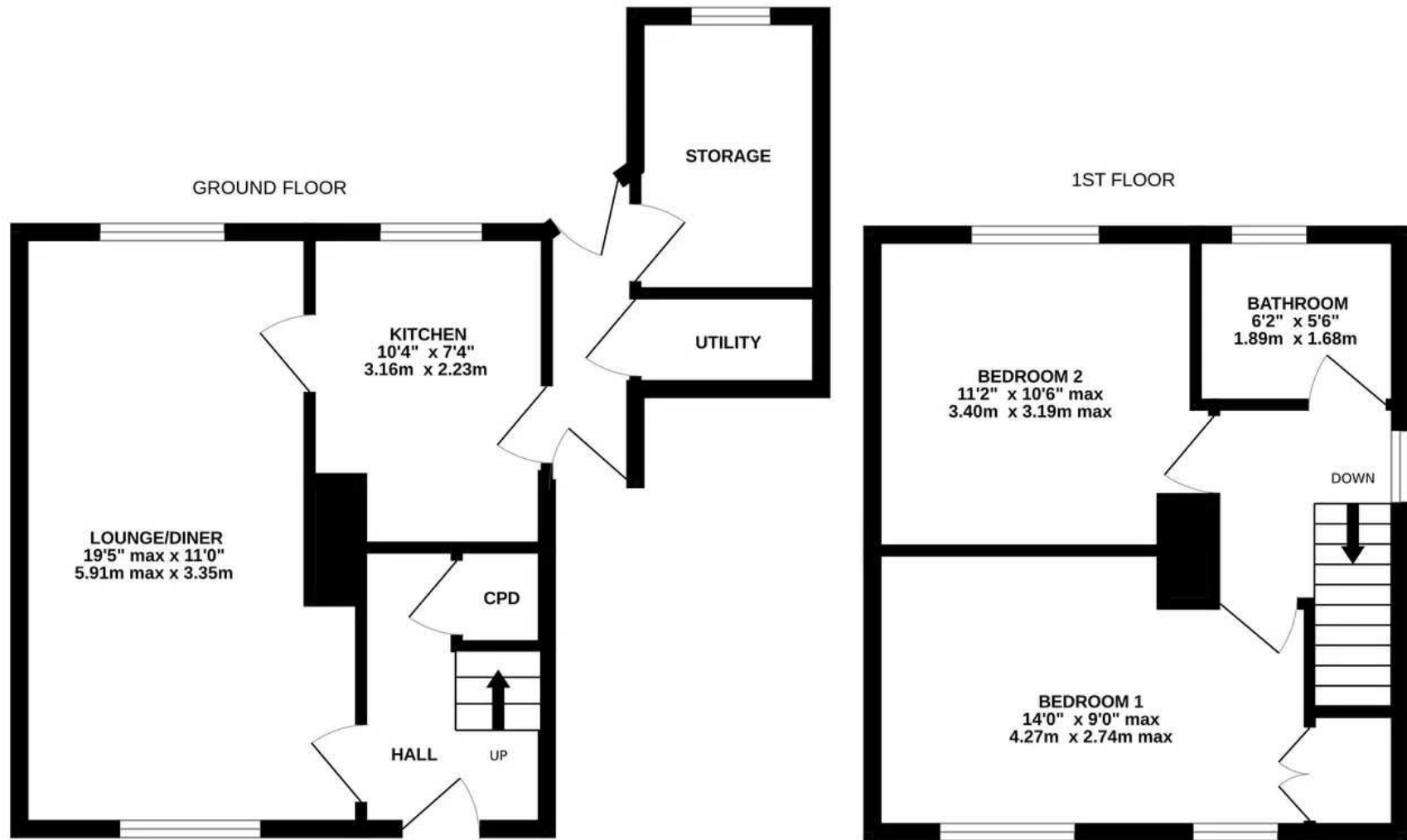


**Armitage Road, Deepcar**

Sheffield

Offers in Region of **£150,000**





ARMITAGE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Armitage Road

Deepcar, Sheffield

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS WELL PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME, WITH GENEROUS LAWNED GARDENS TO THE FRONT AND REAR WITH THE POSSIBILITY TO CREATE OFF STREET PARKING TO THE FRONT, GIVEN THE NECESSARY PLANNING AND CONSENTS. LOCATED IN THIS POPULAR AREA CLOSE TO MANY LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK, THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hallway, living room, fitted kitchen and access to the out buildings incorporating a utility space and store. To the first floor, there are two double bedrooms and modern family bathroom. Outside, there are enclosed lawned gardens to the front and rear. The EPC rating is D-66 and the council tax band is A.







### ENTRANCE

Entrance gained via uPVC and obscure glazed door into the entrance hallway.

### ENTRANCE HALLWAY

With ceiling light, central heating radiator, staircase rising to the first floor with useful storage cupboard underneath and uPVC double glazed window to the side. Here we gain entrance to the following rooms.

### LIVING ROOM

A well proportioned principal reception space, enjoying dual aspect natural light via uPVC double glazed windows to both front and rear. There are two ceiling lights and two central heating radiators. A timber and glazed door leads through to the kitchen.

### KITCHEN

A fitted kitchen with a range of wall and base units in a wood effect shaker style with laminate worktops, tiled splashbacks and complimented by wood effect laminate flooring. There are integrated appliances in the form of stainless steel electric oven and gas hob with chimney style extractor fan over, built in dishwasher, stainless steel sink with chrome mixer tap over and under counter fridge. There is ceiling light, uPVC double glazed windows to the rear and side and timber and obscure glazed door giving access to the outbuildings.



### OUT BUILDINGS

Connected to the rear garden by composite and obscure glazed door to the front and uPVC and obscure glazed door to the rear, the outbuilding has two separate rooms, one used as a utility space with plumbing for a washing machine and the second room is used as store with uPVC double glazed window to the rear.



### FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with inset ceiling spotlights, spindle balustrade, uPVC double glazed window to the side and access to the loft via a hatch. Here we gain access to the following rooms.

### BEDROOM ONE

An excellently proportioned double bedroom with two separate uPVC double glazed windows to the front, ceiling light, central heating radiator and built in cupboard above the stairs.

### BEDROOM TWO

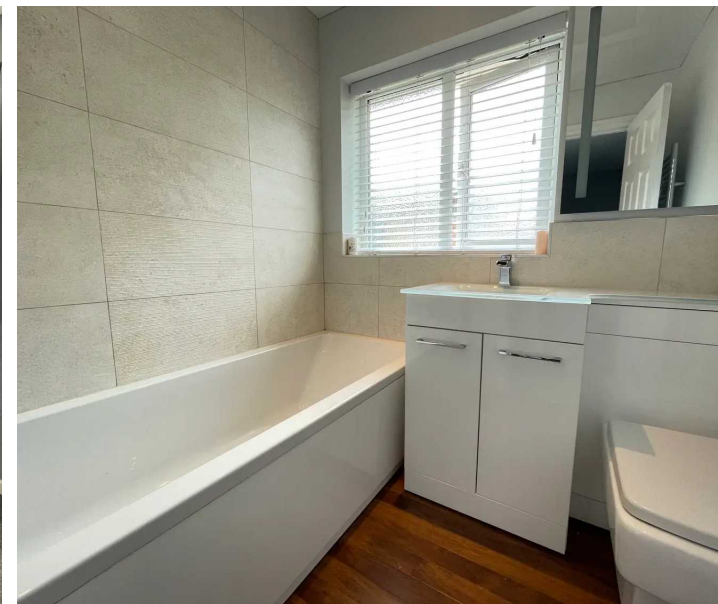
A further double bedroom positioned to the rear of the home with ceiling light, central heating radiator and uPVC double glazed window to the rear.

### BATHROOM

A modern family bathroom comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap with mains fed Mira shower over with concertina glazed shower screen. There are inset ceiling spotlights, part tiling to the walls, wood effect flooring, chrome towel rail/radiator and obscure uPVC double glazed window to the rear.

### OUTSIDE

A shared pedestrian path gives access to the property, in front of the home there is a generous lawned garden space with perimeter hedging offering excellent privacy, this also could provide scope for off street parking given the necessary planning and consents. To the rear of the home is a well proportioned lawned garden with perimeter hedging and immediately behind the home there is a flagged patio seating area.









## **ADDITIONAL INFORMATION**

The EPC Rating is D-66, the council tax band is A and we are informed by the vendor that the property is Freehold.

## **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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## **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

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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.

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### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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