









## welcome to

# Welby Place, Sheffield

\*\*\*GUIDE PRICE 235,000- 245,000\*\*\*A well maintained three bedroom mid-terrace home in the heart of Meersbrook. Offering beautiful living accommodation throughout. Additionally there is great local amenities and is 0.1 miles from Meersbrook park.

##Invalid Field Name##

#### Cellar

The mains board and meters located in the cellar which is fully habitable.

## Lounge

11' 9" maximum x 11' 4" maximum ( 3.58m maximum x 3.45m maximum )

With a front door, a front facing sash window, a gas fire with surround(capped off) and a chimney.

## **Dining Room**

11' 10" maximum x 11' 9" maximum ( 3.61m maximum x 3.58m maximum )

With a rear face window, a GCH radiator and integrated.

#### Kitchen

8' maximum x 3' 1" maximum ( 2.44m maximum x 0.94m maximum )

With free standing appliances, a Neff induction hob, an electric cooker with extractor and a combi boiler.

#### **Bedroom Two**

11' 3" maximum x 11' 8" maximum ( 3.43m maximum x 3.56m maximum )

With a capped fireplace, storage cupboard and front sash window.

## Bathroom

With a rear obscured window, a shower over bath, GCH radiator, low flush w/c and a sink basin.

#### **Bedroom Three**

9' 3" maximum x 6' 7" maximum ( 2.82m maximum x 2.01m maximum )

With a GCH radiator and rear facing windows.

#### **Bedroom One**

13' 4" maximum x 11' 8" maximum ( 4.06m maximum x 3.56m maximum )

With a velux rear window, a built-in wardrobe and GCH radiator.













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# Welby Place, Sheffield

- \*\*\*GUIDE PRICE 235.000- 245.000\*\*\*
- A THREE BEDROOM MID-TERRACE HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOCATED WITHIN A SOUGHT-AFTER AREA
- 0.1 MILES FROM MEERSBROOK PARK

#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1896. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## guide price

£235,000



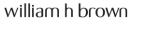
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: SBC107195 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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