



Welby Place, Sheffield

welcome to

Welby Place, Sheffield

GUIDE PRICE 235,000- 245,000A 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

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