









welcome to

Ilkley Road, Sheffield

GUIDE PRICE £150,000 - £160,000 Introducing a spacious three-bedroom end-terrace home located in the highly sought-after S5 postcode area. This property boasts generous living spaces, making it an ideal choice for families or first-time buyers.





William H Brown is delighted to present this mid-terrace house situated in the sought-after S5 postcode area. The ground floor comprises a welcoming reception hall, a comfortable lounge, and a spacious kitchen diner. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Externally, the home features an established front garden with convenient parking to the side and a low-maintenance rear garden, ideal for busy lifestyles. This property represents an excellent opportunity for all prospective buyers.

Main Reception Hall

Kitchen / Diner

11' 10" x 17' 6" (3.61m x 5.33m)

Lounge

9' 11" x 17' 7" (3.02m x 5.36m)

Accommodation First Floor

Landing

Bedroom One

10' 10" x 14' (3.30m x 4.27m)

Bedroom Two

10' $4\text{"} \times 8\text{'} 8\text{"} \,$ extending to $\,$ ($3.15\text{m} \times 2.64\text{m}$ extending to)

Bedroom Three

7' 11" x 8' 10" (2.41m x 2.69m)

Bathroom

Outside











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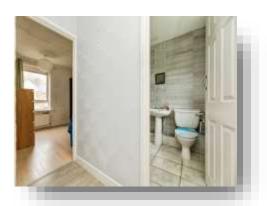
- ***GUIDE PRICE £150,000 £160,000***
- A THREE BEDROOM END-TERRACE HOUSE
- OFF-STREET PARKING PROVIDED VIA A DRIVEWAY
- **GENEROUS FRONT AND REAR GARDEN**
- LOCATED WITHIN THE POPULAR S5 POSTCODE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SBC107334



Property Ref: SBC107334 - 0004

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 quidance 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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