







## 33 Houghton Road

Woodseats • Sheffield • S8 8QH

Guide Price £215,000 - £230,000

Superb 3-bedroom mid terraced property in Woodseats, S8, which benefits from a loft conversion and spacious, open plan dining kitchen. Stylishly presented with modern interior, arranged over 3 levels incorporating 2 good sized reception rooms, off shot kitchen and decked rear garden. Benefits from combination gas central heating and double glazing. Available with no onward chain. The ground floor features a front facing lounge presented in warm modern tones & carpet leading through to an open plan design dining kitchen, a spacious, flexible living area. A shaker style kitchen is topped with contrasting worktops, tiled splashbacks and integrated appliances including oven, gas hob and fridge freezer. The first floor comprises a front facing main bedroom complemented by walk in closet and smaller bedroom to the rear, both styled in a warm neutral palette, The bathroom is equipped with modern 3-piece white suite, partially tiled with overhead shower. The loft space has been converted to create a fabulous dual aspect double bedroom, flooded with natural light and offering ideal storage within the eaves. A communal passageway leads to a private, enclosed good sized rear garden laid with tiered decked patio. Houghton Road enjoys excellent facilities including pubs, bars, restaurants, shops and schools within Woodseats. Located close to Graves Park with excellent access to Sheffield, Chesterfield and the motorway network.





- Attractive Mid Terraced Property in S8
- 3 Bedrooms & Modern Bathroom
- Arranged Over 3 Levels
- 2 Good Sized Reception Rooms
- Combination Boiler & Double Glazing

- Excellent Transport Links & Local Amenities
- Private, Enclosed Rear Garden
- No Onward Chain
- Leasehold. £3 per annum
- Council Tax Band A, EPC Rating D





# 33 HAUGHTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 89.9 SQ M / 968 SQ FT

CELLAR = 15.7 SQ M / 169 SQ FT

TOTAL = 105.6 SQ M / 1137 SQ FT

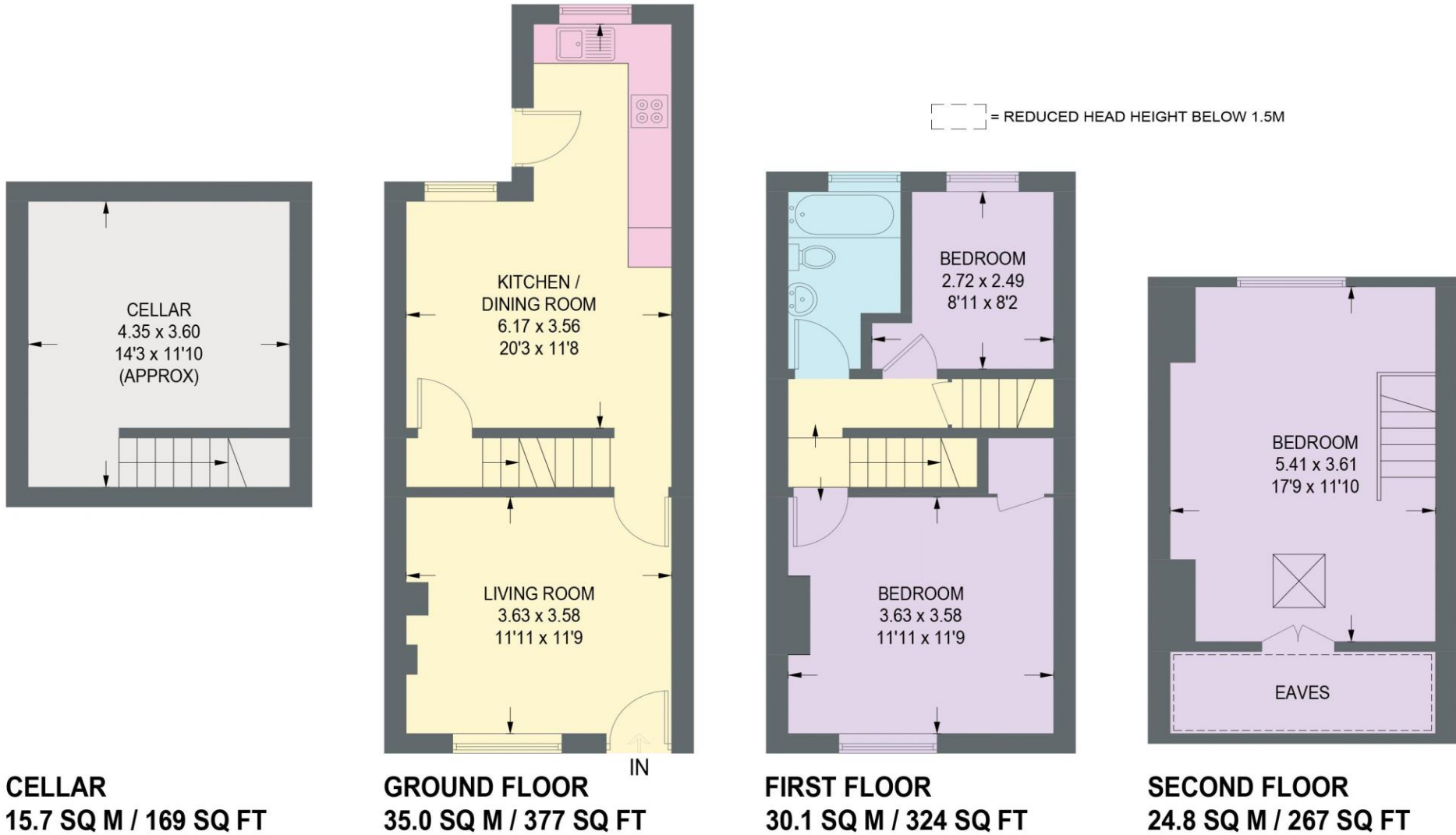


Illustration for identification purposes only,  
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868