





479 Gleadless Road

Sheffield • South Yorkshire • S2 3AS

Guide Price £210,000 to £220,000

A well appointed, effectively extended 3 bedroom semi-detached property with pleasant views in Heeley, S2. The property is well presented throughout with modern décor and boasts uPVC double glazing, combination gas central heating, Solar panels, two separate driveways and a generous garden at the rear. A uPVC front door provides access to the Hallway with varnished, hardwood flooring, generous under stairs storage cupboard. Lounge with front facing uPVC bay window, the feature of the room is an electric fire with complimentary surround. Dining / Kitchen fitted with a cream shaker style range of wall and base units with wood effect worktops, space for a free standing electric cooker and fridge freezer, varnished hardwood flooring and sliding uPVC patio door leading to the Conservatory with laminate flooring, access to the garden and the utility / office which forms part of an extension and boasts cloakroom/W.C and a range of wall and base units housing the combination gas boiler and space for a washing machine and dryer, uPVC door access to the driveway. Upstairs Bedroom 1 has a uPVC bay window, Bedroom 2 a further double sized room boasts a range of fitted wardrobes. Family bathroom fitted with a white suite with 'P' shaped bath with rainfall shower over, part tiling and wall mounted chrome effect ladder style radiator. There is access to the roof space from the landing which has a rear facing Velux window. Outside to the front are 2 driveways for off street parking, to the rear is a larger than average garden with block paved patio, the rest of the garden is laid to lawn with a further patio, they are fully enclosed by mature hedging and rustic fencing. Gleadless Road is well-placed for an array of local shops, cafes and restaurants on both Chesterfield Road and London Road, Gleadless Townsend, Heeley and Meersbrook Parks, local schools and access to the city centre, hospitals, universities, and the train station.



- 3 Bedroom Semi Detached House
- uPVC Double Glazing
- Combination Gas Central Heating
- Solar Panels which bring in a tariff of approximately £500 p.a on top of usage
- Modern Fitted Kitchen and Bathroom
- Stylish Decor
- 2 Driveways
- Effectively Extended
- Sought after location




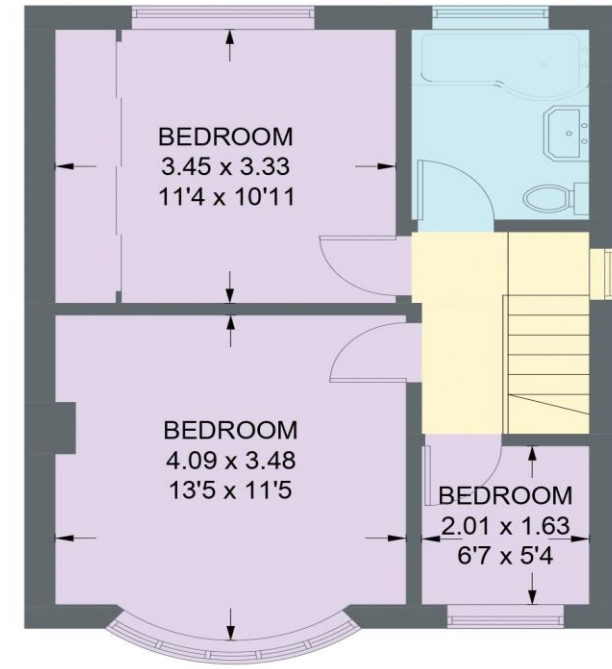
479 GLEADLESS ROAD

APPROXIMATE GROSS INTERNAL AREA = 101.8 SQ M / 1096 SQ FT



GROUND FLOOR
63.0 SQ M / 678 SQ FT

 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR
38.8 SQ M / 418 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.