











## 70 Smithy Wood Crescent

Sheffield • South Yorkshire • S8 0NT

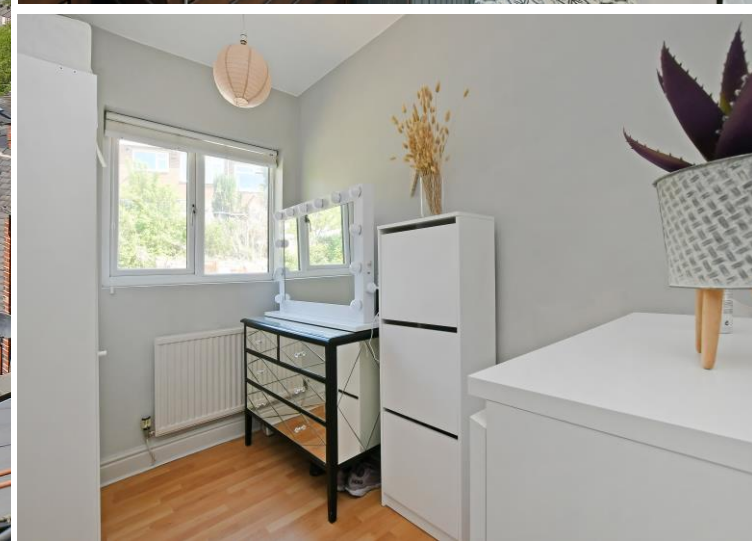
Asking Price £240,000

A beautifully presented 4-bedroom, 3 storey terraced house located in the popular residential area of Woodseats, S8. Stylish accommodation featuring a modern kitchen and bathroom, attractive low maintenance rear garden and far-reaching city views. The bay fronted lounge is presented in simple, bright and airy décor offering far reaching city views. The dining kitchen is fitted with contemporary gloss units, marble effect worktops and integrated appliances including Bosch oven, induction hob, providing space for further freestanding appliances and cellar access. The first floor comprises the main bedroom, a spacious double room, presented in warm neutral tones, complete with walk in storage over the stairs. A smaller single bedroom overlooks the rear garden alongside a modern bathroom equipped with 3-piece white suite, tiled walls and decorative vinyl floor. Stairs lead to the second floor creating a further 2 bedrooms, both complemented by Velux window designed with crisp white walls and modern grey carpet. Externally a raised forecourt is styled with grey slate and wrought iron railings. Accessed through a communal passageway is a low maintenance tiered rear garden providing an attractive stone patio and decked seating area. Smithy Wood Crescent is a popular road, well-placed for local shops and amenities in both Abbeydale and Woodseats, with a growing café culture, schools, recreational facilities including Climbing Works and Virgin and access to the city centre, Dore Train Station, the universities, hospitals and the Peak District.









- Beautifully Presented Terraced House
- Arranged Over 3 Floors
- 4 Stylish Bedrooms
- Modern Bathroom
- Spacious Dining Kitchen & Cellar

- Bright and Airy Lounge
- Excellent Transport Links & Local Amenities
- Attractive Low Maintenance Rear Garden
- Freehold
- Council Tax Band A, EPC Rating D

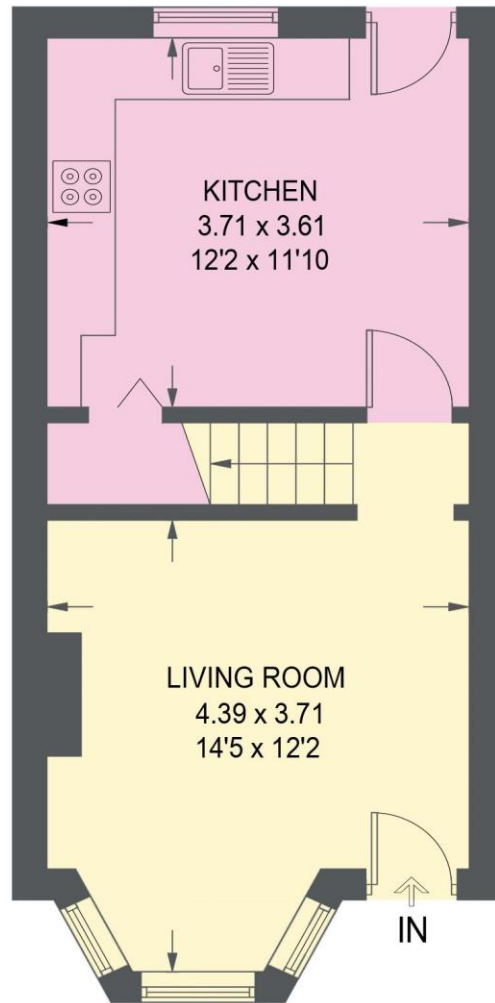




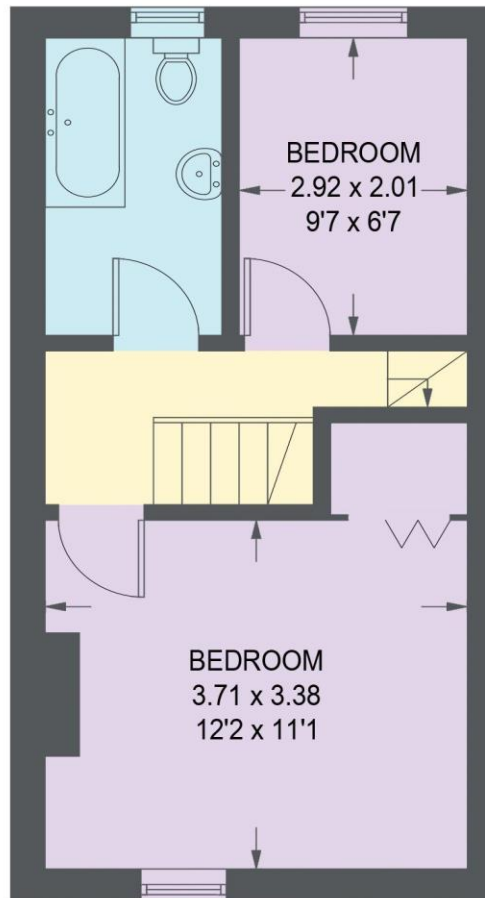


# 70 SMITHY WOOD CRESCENT

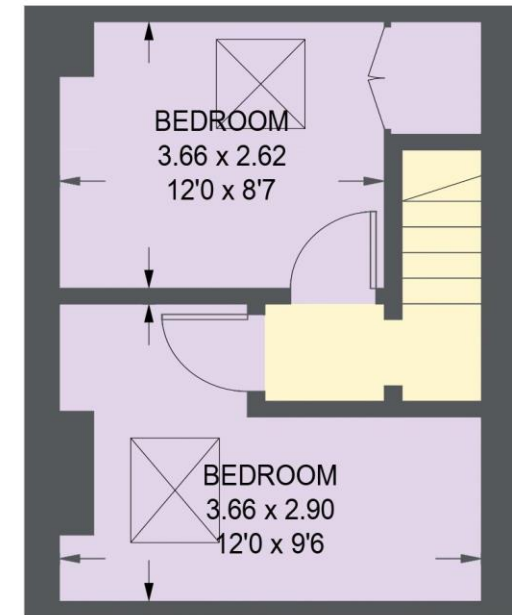
APPROXIMATE GROSS INTERNAL AREA = 82.8 SQ M / 891 SQ FT



**GROUND FLOOR**  
**31.9 SQ M / 343 SQ FT**



**FIRST FLOOR**  
**30.0 SQ M / 323 SQ FT**



**SECOND FLOOR**  
**20.9 SQ M / 225 SQ FT**

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





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