







2 Arnside Terrace

Abbeydale • Sheffield • S8 0UY

Guide Price £180,000 - £190,000

A well-presented 2-bedroom bay windowed terraced house commanding an enviable backwater position, offering riverside views, whilst being close to an array of cafes and restaurants on Abbeydale Road. Located over two floors comprising of 2 bedrooms, modern shower room, dining kitchen, and a light and airy bay fronted lounge. Benefits from woodland views overlooking the River Sheaf, combination gas central heating, double glazing, impressive loft room and outdoor space to both front and rear of the property. No Chain. A cosy bay fronted lounge is complemented by period feature fireplace, coving, ceiling rose, contrasting modern tones and varnished wooden floor. The kitchen is fitted with modern gloss units topped with wood effect worktops, integrated oven and gas hob, providing space for further freestanding appliances, the dishwasher will be included within the sale. Open space under the stairs creates a dining area and trap door access to the cellar. A rear porch creates utility space providing additional storage and plumbing for a washing machine. The first floor features a bright and airy spacious double bedroom overlooking the river, housing the combination boiler concealed within built in storage. A smaller rear facing bedroom overlooks the courtyard alongside a modern shower room. From the first floor landing a pull down ladder provides access to the loft space, a useful fully boarded storage area. To the front of the property is an attractive garden overlooking the River Sheaf. To the rear is courtyard providing brick-built storage and alternative rear access. Arnside Terrace is well-placed for local shops and amenities on Abbeydale Road, with a growing number of cafes, restaurants, and bars, as well as having local schools, public transport and access links to recreational facilities, the city centre, train station, universities, hospitals, and the Peak District.





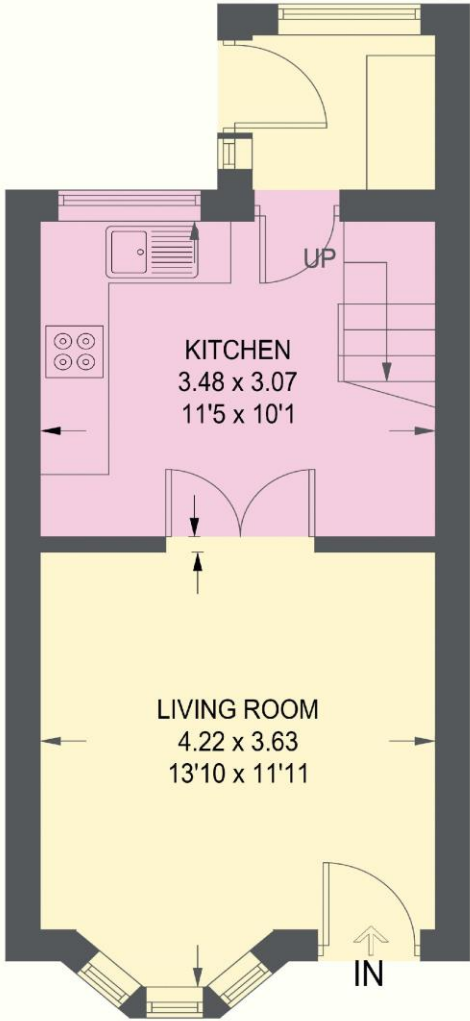
- Stunning Bay Fronted Terraced House
- Well-Placed for Shops and Amenities on Abbeydale Road
- 2 Bedrooms
- Modern Shower Room
- Envable Backwater Position
- Beautifully Presented Throughout
- Attractive Front Garden & Rear Courtyard
- Combination Boiler & Double Glazing
- Leasehold 800 years 1899 Ground Rent £15pa
- Council Tax Band A, EPC Rating D



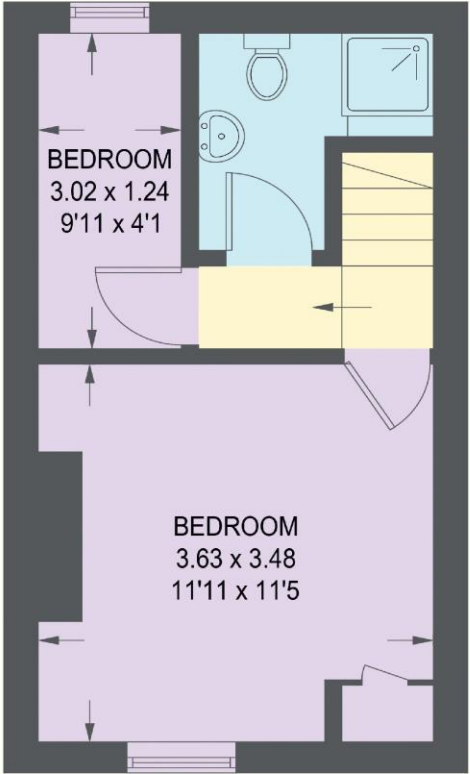


2 ARNSIDE TERRACE

APPROXIMATE GROSS INTERNAL AREA = 51 SQ M / 549 SQ FT



GROUND FLOOR
27.4 SQ M / 295 SQ FT



FIRST FLOOR
23.6 SQ M / 254 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.



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