







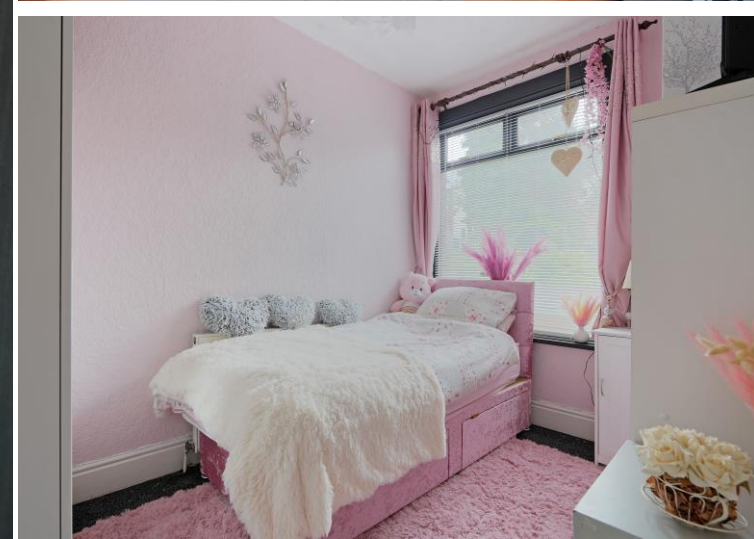
194 Woodseats Road

Sheffield • South Yorkshire • S8 0PN

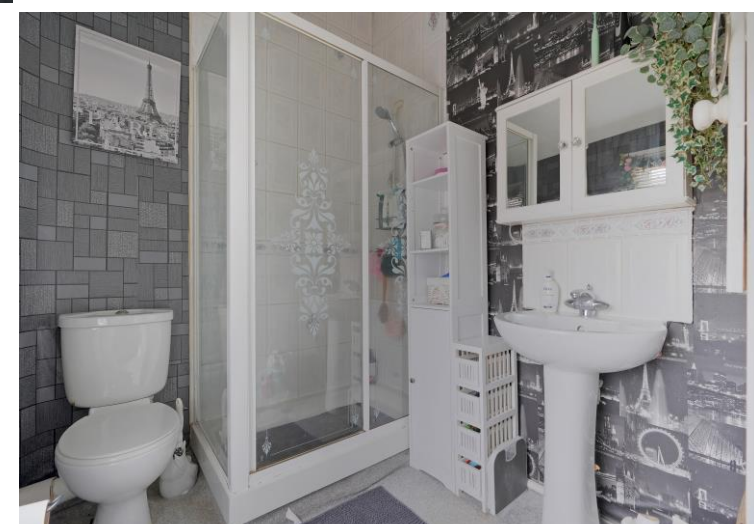
Guide Price £240,000 - £260,000

Deceptively spacious 3-bedroom semi-detached property which benefits from off street parking for multiple vehicles and generous rear garden. Arranged over 3 levels, offering fabulous potential to extend or develop subject to any necessary consents. Features combination gas central heating with recently installed boiler, and a mix of both double and triple glazed windows. A cosy front facing living room is styled with grey tones, feature fireplace and triple glazed windows. Overlooking the rear garden is a flexible open living space filled with natural light and generous cloakroom storage. The kitchen is fitted with a shaker style design, integrated oven, and electric hob, featuring side window and alternative rear door access. The first floor comprises of 2 double bedrooms, the larger sized room complemented by generous front facing window and walk in closet space. Also on the first floor is a partially tiled shower room with built in storage cupboard. Stairs rise from the first floor landing to create a further double bedroom on the second floor, incorporating side window, Velux and full length wardrobe storage. Externally, unique to properties on this road is a driveway providing off street parking for multiple vehicles. A fully enclosed, private outdoor space has been designed with patio dining / entertaining area and raised lawn bordered by established, colourful planting. A brick built outhouse houses the Vokera boiler and provides storage alongside a garden shed. Woodseats Road 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.





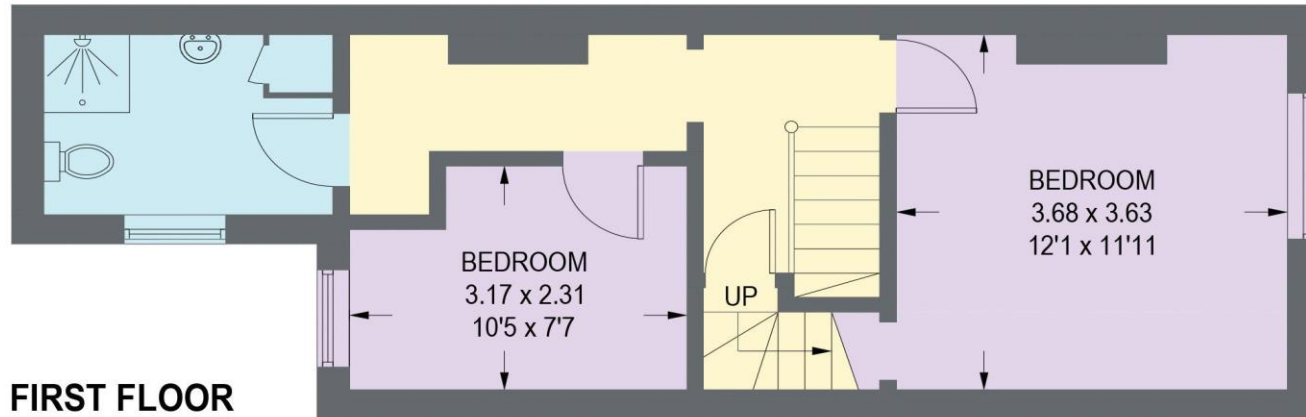
- Spacious Semi Detached House
- 3 Double Bedrooms & Shower Room
- Convenient Location in Woodseats, S8
- Flexible Open Plan Dining Kitchen
- Arranged Over 3 Levels
- Offers Potential to Extend / Develop
- Generous Enclosed Garden & Patio
- Off Street Parking for Multiple Vehicles
- Tenure TBC
- Council Tax Band A, EPC Rating E



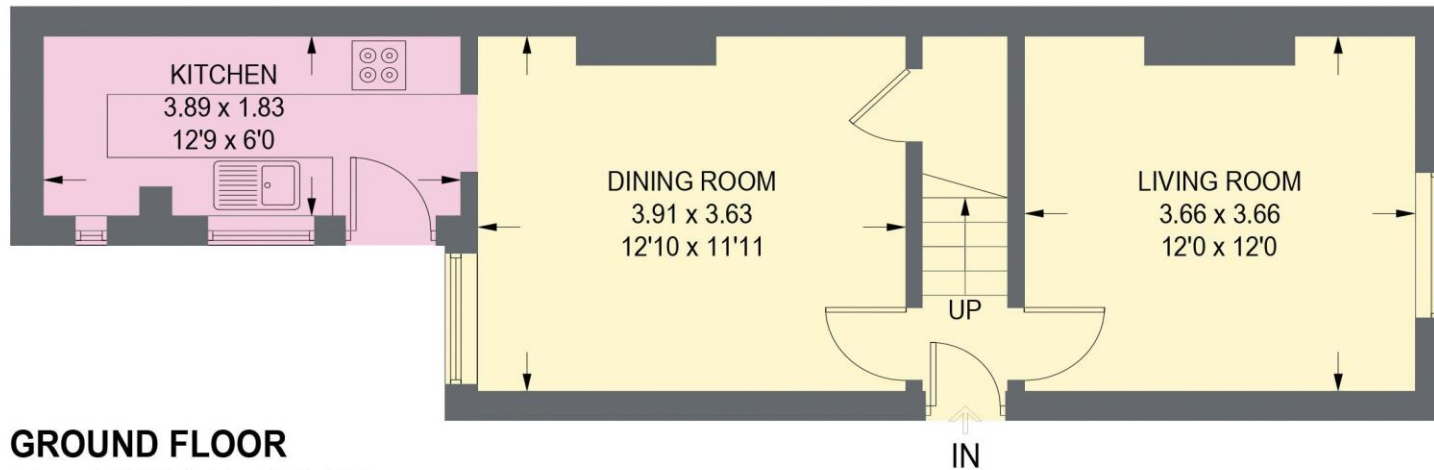


194 WOODSEATS ROAD

APPROXIMATE GROSS INTERNAL AREA = 95.1 SQ M / 1024 SQ FT



FIRST FLOOR
37.2 SQ M / 400 SQ FT



GROUND FLOOR
39.7 SQ M / 427 SQ FT



SECOND FLOOR
18.2 SQ M / 196 SQ FT

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

(IDMRP2025)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868