











## 17 Helmtan Road

Sheffield • South Yorkshire • S8 8QJ

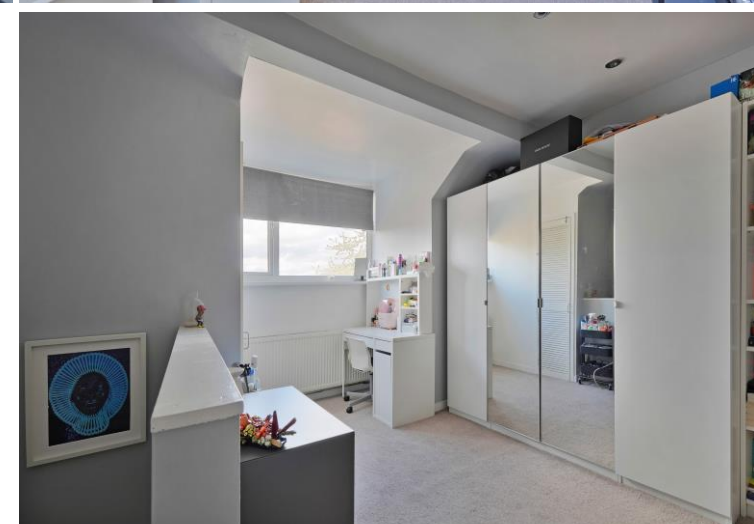
Asking Price £215,000

Attractive, well-presented 3-bedroom mid terraced property in Woodseats, S8 offering excellent transport links and local amenities. Light and airy accommodation arranged over 3 levels featuring a modern kitchen and bathroom, combination gas central heating, double glazing and attractive low maintenance rear garden. A cosy front facing living room is complemented by homely décor, feature fireplace, decorative coving and shelving within the alcoves. A spacious dining kitchen is fitted with modern white gloss units, topped with wood effect worktops, integrated oven and gas hob, finished with ceramic floor. Providing space for a dining table and access to the garden. The first floor comprises a front facing double bedroom with storage closet and smaller single bedroom overlooking the garden. The bathroom is a contemporary design, fitted with rainfall shower over the bath, heated towel rail and useful shelving. The second floor creates a further good-sized double bedroom complete with dormer window offering far reaching views. The rear garden is low maintenance, designed with attractive stone, sleeper beds and softened by attractive planting. A private outdoor space to relax and enjoy. Helmtan 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
- Arranged Over 3 Levels
- Spacious Dining Kitchen
- Modern Bathroom

- Attractive Low Maintenance Rear Garden
- Combination Boiler & Double Glazing
- Excellent Transport Links & Local Amenities
- Lease 800 years from 25 March 1904 £6pa
- Council Tax Band A, EPC Rating D





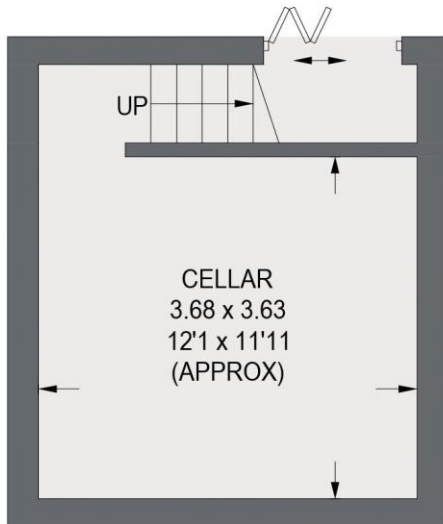


# 17 HELMTON ROAD

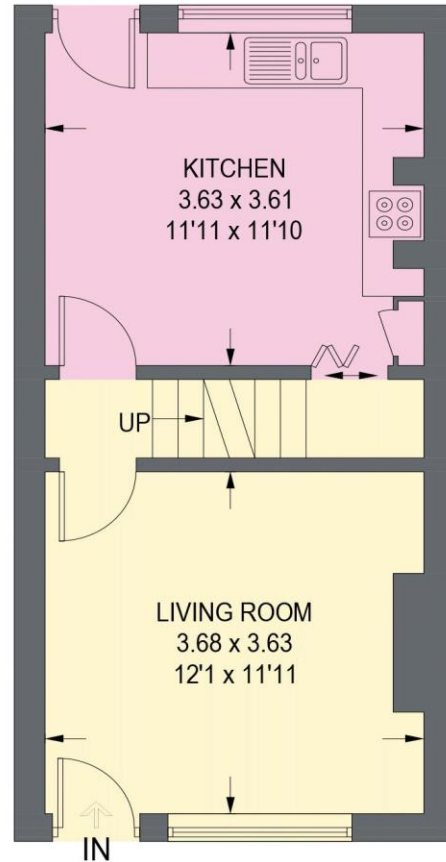
APPROXIMATE GROSS INTERNAL AREA = 83.5 SQ M / 898 SQ FT

CELLAR = 17.6 SQ M / 189 SQ FT

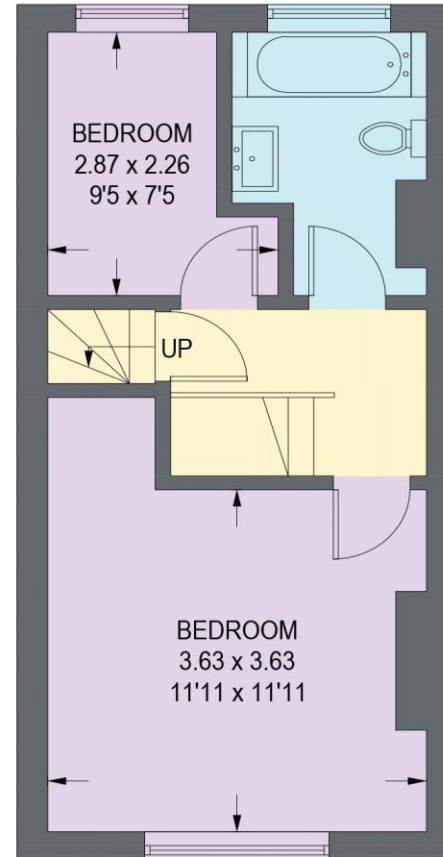
TOTAL = 101.1 SQ M / 1087 SQ FT



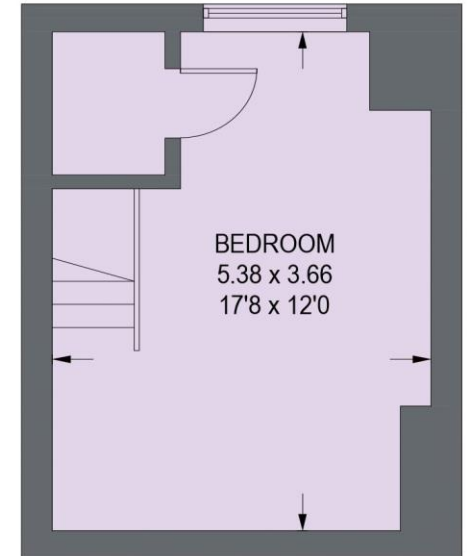
**CELLAR**  
17.6 SQ M / 189 SQ FT



**GROUND FLOOR**  
31.5 SQ M / 339 SQ FT



**FIRST FLOOR**  
32.0 SQ M / 344 SQ FT



**SECOND FLOOR**  
20.0 SQ M / 215 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1242233)





haus

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