





39 Ulverston Road

Woodseats • Sheffield • S8 0NX

Guide Price £195,000 - £210,000

A beautifully presented brick-built mid terraced house in Woodseats, which benefits from extra space over the passageway, a modern kitchen and bathroom, a south facing rear garden, and attractive outlook over the field at the rear. Benefits from double glazing and combination gas central heating. Super location close to Millhouses Park. A cosy front facing lounge is presented in a neutral palette complemented by Alpha vinyl flooring which continues through to the dining kitchen. Overlooking the rear garden providing space for a dining table and offering cellar access, a great usable space. The kitchen is fitted with range of wooden units and integrated appliances including a Hot Point oven, electric hob and ceramic sink. The first floor has a larger size landing creating a study area along with a front double bedroom with additional space over the passageway The main bedroom has two front facing windows and walk-in closet. At the rear is a larger sized single bedroom and partially tiled bathroom equipped with 3 piece white suite complete with overhead rainfall shower. Externally, a communal passage leads to the southerly facing rear garden with a lawn and attractive seating area next to a field, creating a pleasant setting. Brick built outhouse. Ulverston Road is a popular road, well-placed for local shops and amenities in both Abbeydale and Woodseats, with a growing café culture, highly regarded schools, recreational facilities including Climbing Works and Virgin and access to the city centre, Dore Train Station, the universities, hospitals, and the Peak District.



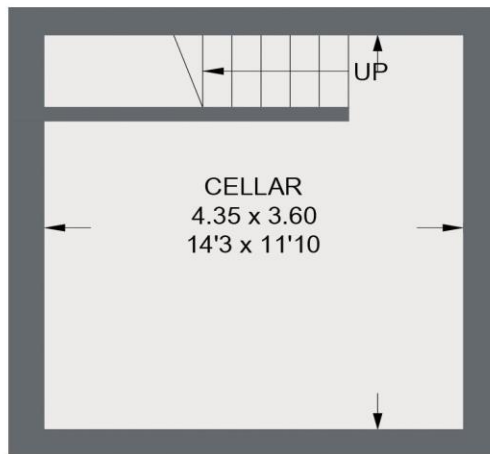
- Brick Built mid Terraced House in Woodseats
- 2 Good Sized Bedrooms
- Stylishly Presented Throughout
- Occupying Additional Space Over Passageway
- Lovely Outlook over a Field at the Rear
- Combination Boiler & Double Glazing
- Southerly Facing Attractive Rear Garden
- Potential to Convert the Cellar & Loft
- Leasehold 671 yrs left. £7 ground rent. & No Chain
- Council Tax Band A, EPC Rating D

39 ULVERSTON ROAD

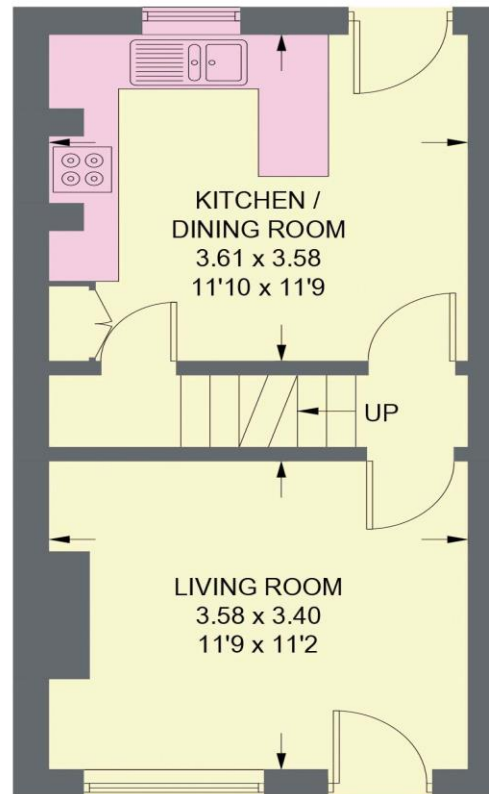
APPROXIMATE GROSS INTERNAL AREA = 69.5 SQ M / 748 SQ FT

CELLAR = 15.7 SQ M / 169 SQ FT

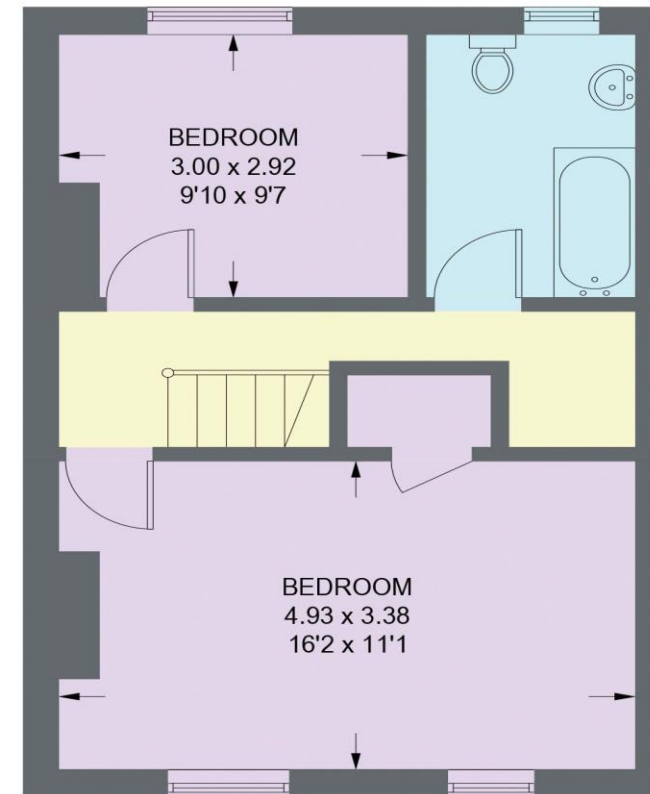
TOTAL = 85.2 SQ M / 917 SQ FT



CELLAR
15.7 SQ M / 169 SQ FT



GROUND FLOOR
29.4 SQ M / 316 SQ FT



FIRST FLOOR
40.1 SQ M / 432 SQ FT

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

(ICM/RP/2025)

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.