



33 Helmtan Road, Woodseats, Sheffield, South Yorkshire, S8 8QJ

Offers In The Region Of £229,950

- Mid Terraced Property
- NO CHAIN
- Gas Central Heating
- Yard garden to the rear
- Three Bedrooms
- Sought After Location
- Modern Kitchen and Bathroom
- Well Presented Accommodation
- uPVC Double Glazing
- Close to Local Amenities

Andersons are delighted to bring to the market this superb three bedroom mid terrace house. Located in the ever popular and sought after area of Woodseats. This well presented property must be viewed to appreciate the size and quality of accommodation on offer and would make an ideal home for professionals or young families. Situated close to the wide array of amenities, shops, restaurants, and schools.

The property which is well proportioned and well-presented throughout briefly comprises; living room, inner lobby, modern fitted dining kitchen and access to cellar. To the first floor are two bedrooms and a stylish bathroom with a further bedroom to the second floor. Externally the property has a level garden which is mainly laid to lawn together with a patio area and an outside store



Council Tax Band: A



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ACCOMMODATION

GROUND FLOOR

LIVING ROOM

11'11" x 11'10"

A well-presented room, having a UPVC entrance door with glazed top light, a front facing UPVC double glazed window, feature chimney breast with rustic timber mantel, decorative cornice, ceiling rose and a central heating radiator.

INNER LOBBY

Having stairway access to the first floor.

DINING KITCHEN

11'11" x 11'10"

Fitted with a comprehensive range of stylish shaker style units above and below wood effect surfaces incorporating a 1 ½ bowl, single drainer stainless steel sink with mixer taps and tiled splash backs. There is an integrated single electric oven, 4 ring gas hob with extractor over. There is space and plumbing for an automatic washing machine, space for a fridge freezer, a rear facing uPVC double glazed window, a central heating radiator, an area for bistro table and chairs and a built in alcove cupboard. Access is provided to the cellar.

FIRST FLOOR

LANDING

Having stairway access to the second floor.

BEDROOM ONE

11'11" x 11'10"

Being well proportioned and benefiting from stripped and polished floorboards, a central heating radiator, a front facing uPVC double glazed window and an under stair cupboard.

BEDROOM TWO

9'7" x 7'7"

Having a rear facing uPVC double glazed window, a central heating radiator and wood effect flooring.

BATHROOM

The bathroom is fitted with a white three piece suite which

comprises of a 'P' shaped bath with twin head thermostatic shower, vanity wash hand basin with cupboards below together with a low flush w/c. The walls are tiled and there is a towel radiator and rear facing uPVC double glazed window.

SECOND FLOOR

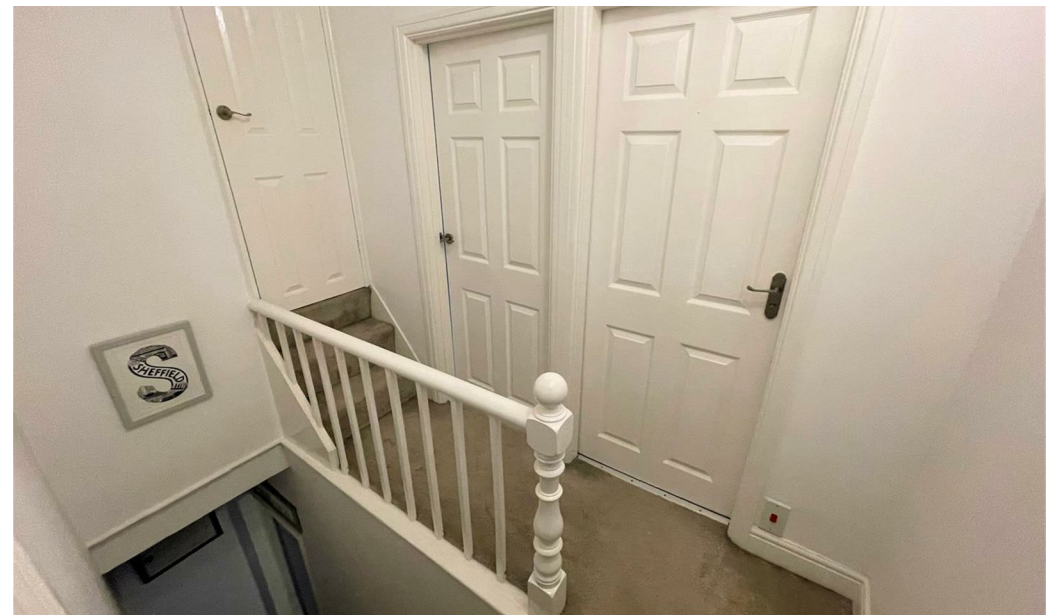
BEDROOM THREE

17'5" x 11'11"

The third bedroom has a rear facing Velux window, a central heating radiator and front and rear eaves storage.

OUTSIDE

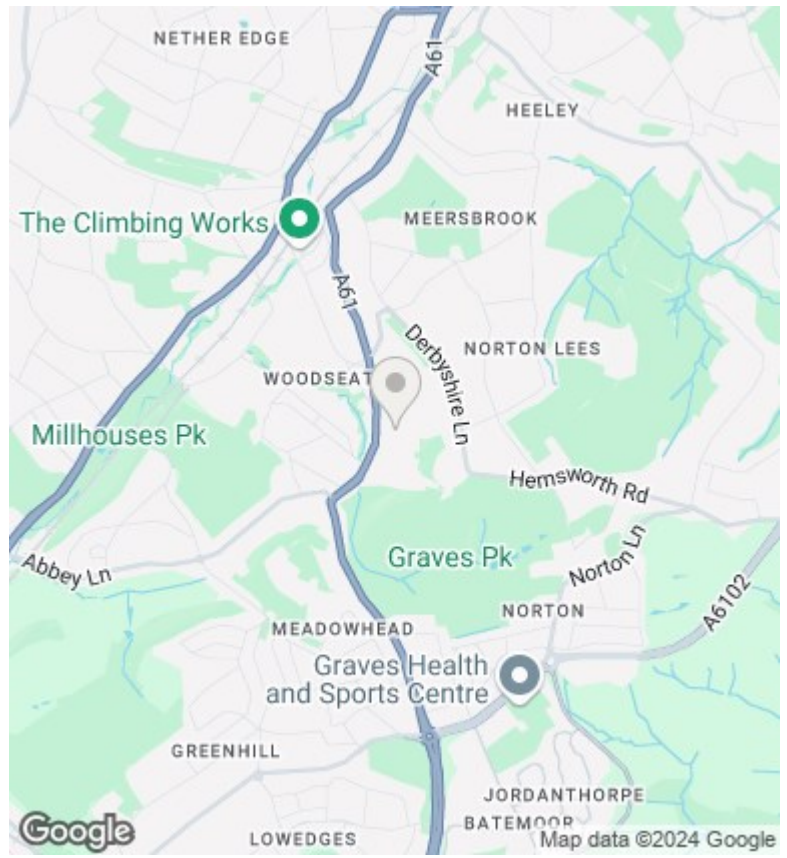
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Total area: approx. 94.2 sq. metres (1013.6 sq. feet)
 Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
 Plan produced using PlanUp.



Council Tax Band: A

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC