



6 Holdings Road, Sheffield, South Yorkshire, S2 2RE

Offers In The Region Of £265,000

- Semi Detached House
- NO CHAIN
- Gas Central Heating
- Potential to Develop Basement Level
- Three Bedrooms
- Close to Norfolk Heritage Park
- Garage and Off Road Parking
- Popular Location
- uPVC DG
- Enclosed Rear Garden

Andersons are delighted to offer to the market this well-proportioned three bedroom, bay fronted semi-detached family home. Located in Norfolk Park and being close to the city centre, amenities such as shops, cafes, and restaurants. Reputable schools, hospitals and universities can easily be reached via the well connected transport links provided by the local bus routes and the tram network. The property benefits from NO CHAIN.

The property would benefit from some cosmetic upgrading/modernisation and offers great potential to develop spacious under house basement (subject to relevant planning and building consents). The property has uPVC double glazing, gas central heating, garage, off road parking and enclosed rear garden.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a modern composite door, a front facing UPVC double glazed window, a central heating radiator, dado rail and a shoe and coat cupboard. A staircase leads to first floor accommodation.

LIVING/DINING ROOM

20'6" x 11'4"

With front and rear facing UPVC double glazed bay window, two central heating radiators, coving to the ceiling and a feature 'Adam' style fireplace, with marble effect back and hearth and inset electric coal effect fire.

KITCHEN

9'5" x 7'11"

Fitted with a comprehensive range of units above and below roll top, work surfaces which incorporates a 1 1/2 bowl sink with drainer and mixer taps, single electric oven with four ring gas hob and extractor over. There are also tiled splash back's, space for full height fridge freezer, space for and under counter freezer, breakfast bar, a central heating radiator and a rear facing UPVC bay window which overlooks the rear garden.

A staircase leads down to basement floor;

LOWER GROUND FLOOR

STORE ROOM

21'3" x 10'10"

UTILITY ROOM

13'1" x 7'6"

Which provides ample storage and workshop facilities and houses the Potterton Combination boiler. uPVC French doors lead out onto the garden.

FIRST FLOOR

LANDING

With a side facing uPVC window and access to loft storage space.

BEDROOM ONE

11'4" x 9'10"

A good sized room with a front facing uPVC double glazed bay window and a central heating radiator.

BEDROOM TWO

11'4" x 9'10"

With a rear facing uPVC double glazed window with great views over Sheffield, a central heating radiator and built in wardrobes.

BEDROOM THREE

7'11" x 6'5"

Having a uPVC double glazed window. Please note there is no central heating radiator in this room.

BATHROOM

7'4" x 6'4"

Fitted with a two piece-suite comprising of a panelled bath with electric shower over and a wash hand basin. There are half tiled walls, a uPVC double glazed window and a central heating radiator.

SEPARATE W/C

Having a low flush w/c and side facing uPVC double glazed window.

GARAGE

20'2" x 7'1"

With inspection pit, electric roller door, power and light. Sliding doors lead out onto good sized, well maintained rear garden.

OUTSIDE

To the front of the property sees a low maintenance garden with driveway providing car standing space. To the rear is an enclosed garden with lawn and floral beds.



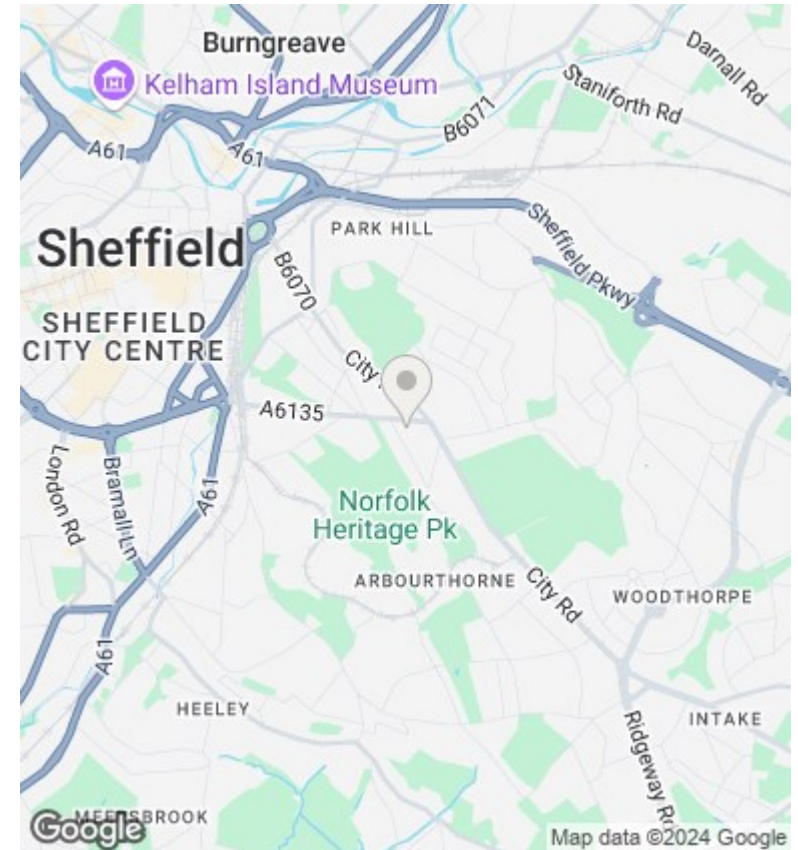




Total area: approx. 128.8 sq. metres (1386.6 sq. feet)
Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
 Plan produced using PlanUp.

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		
(81-91) B		77
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC