



35 Smithy Wood Crescent, Woodseats, Sheffield, South Yorkshire, S20 0NT

Offers In The Region Of £190,000

- Semi Detached Property
- Convenient and Popular Location
- Gas Central Heating
- Off Road Parking
- Low maintenance rear garden
- Two Bedrooms
- uPVC DG
- In need of modernisation
- NO CHAIN

35 Smithy Wood Crescent, Sheffield S8 0NT

Situated within a popular area of Woodseats is this lovely two bedroom semi detached house. The property is offered for sale with NO CHAIN and is located close to the wide range amenities in both Woodseats and on Abbeydale Road. Whilst benefiting from uPVC double glazing and gas central heating the property does require a scheme of modernisation and cosmetic upgrading throughout.

The accommodation briefly comprises; Entrance Hall, Living Room, Dining Kitchen, Separate W/C, Cellar, Two Double Bedrooms and a Bathroom.



Council Tax Band: B



ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Having a uPVC double glazed door, coving to the ceiling, a central heating radiator, a side facing uPVC double glazed window and a staircase to access the first floor.

DOWNSTAIRS W/C

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

LIVING ROOM

13'4" x 9'9"

With a front facing uPVC double glazed bay window with lovely views over rooftops and two central heating radiators.

KITCHEN

13'1" x 10'3"

Having a range of units with above and below roll top worksurfaces. Incorporated within is a single drain stainless steel sink with mixer taps, There is space and plumbing for washing machine, a central heating radiator, a rear facing uPVC double glazed window and a uPVC double glazed door which leads into the conservatory

CONSERVATORY

11'9" x 6'2"

With uPVC double glazed windows and door and housing the central heating boiler.

FIRST FLOOR

LANDING

Having coving to the ceiling and access to the loft.

BEDROOM ONE

13'5" x 9'8"

With a uPVC double glazed window with excellent views over roof tops, a central heating radiator, coving to the ceiling and a cylinder airing cupboard.

BEDROOM TWO

9'5" x 7'8"

Having a rear facing uPVC double glazed window, a central heating radiator and built in cupboards.

BATHROOM

6'5" x 5'5"

Having a two piece white suite comprising of a paneled bath with electric shower over, a pedestal hand wash basin, a central heating radiator and uPVC double glazed window.

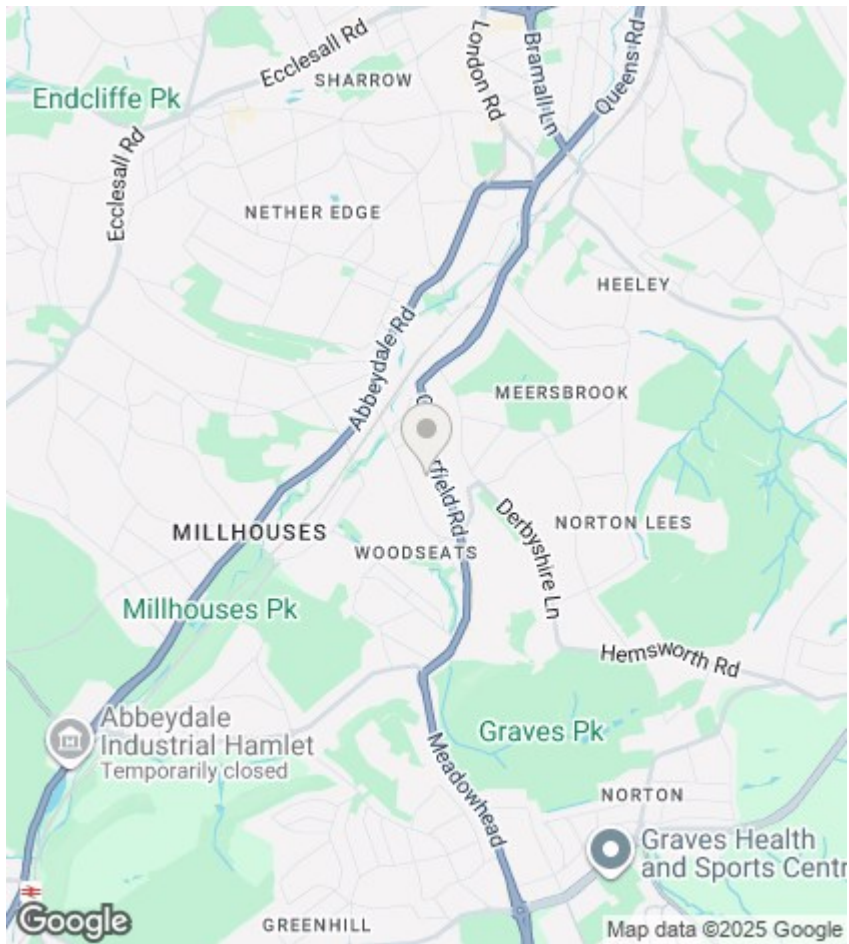
OUTSIDE

Having an area of off road parking to the front along with a rockery style garden. A path leads down the side of the property and in turn to an enclosed yard garden to the rear.

GENERAL

The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.



Directions

Viewings

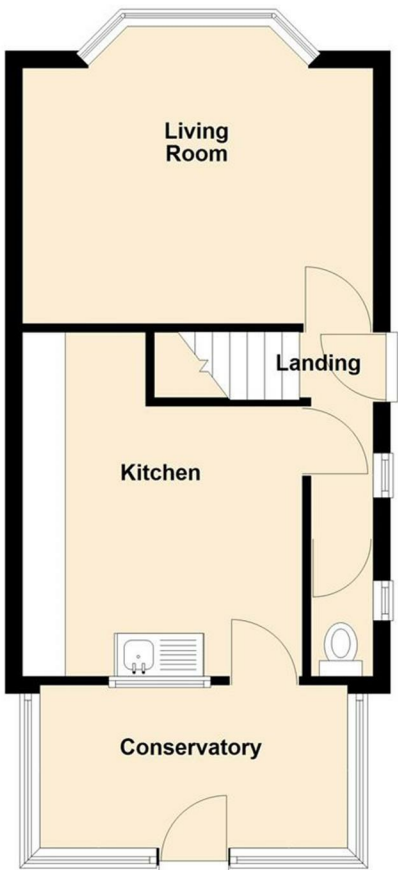
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.9 sq. feet)

