



**Howard Road, Sheffield, S6 3RX**

**£194,995**

**PRICED TO SELL NOW!!!** Modernised end terraced house with impressive open plan living dining kitchen, 3 well proportioned bedrooms plus bathroom & en suite. **POPULAR LOCATION - MUST BE VIEWED!!!**





# 234 Howard Road, Sheffield, S6 3RX

We are delighted to offer for sale this modernised end terraced house located in a popular area with access to Sheffield centre, amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom and en suite. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is the open plan living dining kitchen. There are 2 well proportioned bedrooms plus the family bathroom off the first floor landing. The top floor hosts the master bedroom and en suite.

There is a yard to the rear. Parking is on street.

Tenure - Leasehold

Term - 646 years

Ground Rent - 7p per annum - Not collected

Council Tax - Band A

The property comprises.

## GROUND FLOOR

**Living Dining Kitchen 27'8"(max) x 11'9"(max) (8.45m(max) x 3.60m(max))**

A light triple aspect room having a modern range of wall and base units with complimenting laminate worktops. With oven, hob, hood and fridge freezer. With laminate flooring and blind.

## FIRST FLOOR

### Landing

With fitted carpets.

**Bedroom 2 12'0" x 11'9" (3.67m x 3.59m)**

A light dual aspect room with carpets and curtains.

**Bedroom 3 8'4"(max) x 6'5"(max) (2.55m(max) x 1.97m(max))**

With carpets and blinds. Currently used as a dressing room.

**Bathroom 6'5" x 5'8" (1.97m x 1.74m)**

Having a modern white suite with shower and curtain to bath plus chrome ladder radiator and tiling.

## SECOND FLOOR

**Bedroom 1 18'4"(max) x 12'2"(max) (5.59m(max) x 3.73m(max))**

A light through room with fitted carpets.

**En Suite 6'9" x 4'0" (2.07m x 1.22m)**

Having modern sanitary ware with double shower, tiling and vinyl flooring.

## EXTERNAL

There is a yard to the rear. Parking is on street.

There was a new roof and loft conversion carried out in circa 2018 - We have not viewed any building control documentation for these works and any buyer should satisfy themselves via their legal representatives on this point.





