

## Marketing Preview



**26 Gleadless View, Sheffield, S12 2UL**

**£225,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 2**



CHAIN FREE! A fantastic opportunity to purchase this modern throughout three/four bedroom, terraced property which is situated on a quiet cul-de-sac in a great location. Being situated over three floors and having downstairs WC and master bedroom with ensuite. Also having off road parking, garage and low maintenance garden. Close to the City Centre and having good road links to the M1 Motorway. Perfect family home!

### SUMMARY

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### HALLWAY

Having neutral decor, wood effect flooring and two ceiling lights. Central heating thermostat, radiator and smoke alarm. Stair rise to the first floor and doors to the WC, kitchen/diner and dining room/bedroom four.

### DOWNSTAIRS WC

Comprising of pedestal sink with tiled splash back and close coupled WC. Ceiling light, radiator and extractor fan. Neutral decor and continued wood flooring.

### KITCHEN/DINER 12'9" x 12'8"

Comprising of ample modern wall and base units, contrasting wood effect worktops and tiled splash backs. Stainless steel sink with drainer and chrome mixer tap. Integrated gas hob, electric oven and chimney hood extractor fan. Integrated fridge/freezer and integrated tumble dryer. Island with seating area and wood effect flooring. Two ceiling lights, stylish vertical style radiator window to the rear. Storage cupboard, cupboard housing the boiler and patio doors to the rear.

### DINING ROOM/BEDROOM FOUR 9'11" x 8'8"

having neutral painted walls, carpet flooring and burglar alarm keypad. Ceiling light, radiator and window. Currently used as a study.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with two ceiling lights, two smoke alarms and two radiators. Neutral decor and doors to the lounge, bedroom two and second stair rise to the second floor. From the second floor is doors to the master bedroom, family bathroom, bedroom three and airing cupboard. Access to the loft.

### LOUNGE 9'11" x 12'8"

Having neutral painted walls, wood effect flooring and TV point. Ceiling light, radiator, window and Juliette balcony to the front.

### BEDROOM THREE 9'7" x 5'10"

Comprising of painted walls and carpet flooring. Ceiling light, radiator and two windows to the rear creating brightness. Built in wardrobes and storage cupboard.

### MASTER BEDROOM 10'3" x 10'9"

A further double bedroom having painted walls carpet flooring and built in wardrobes. TV point, ceiling light, radiator and two windows to the front. Door to the ensuite.

### ENSUITE

Comprising of vanity wash basin, close coupled WC and shower cubicle with plumbed in shower. Ceiling light, radiator, extractor fan and shower point.

### BEDROOM THREE 9'7" x 5'10"

A third good sized bedroom which is currently used as a study with painted walls and carpet flooring. Ceiling light, radiator and window.

### BATHROOM 6'2" x 6'5"

Comprising of bath with plumbed in shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Extractor fan and shaving point. Part tiled walls and wood effect flooring.

### OUTSIDE

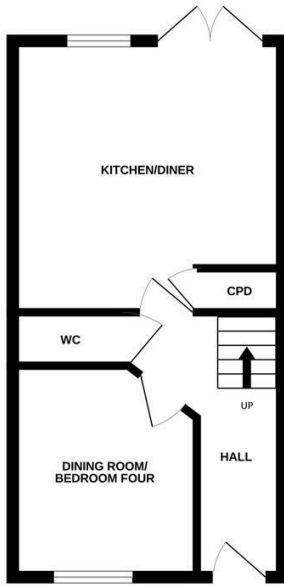
To the front of the property is a path to the front door.

To the rear of the property is a enclosed, low maintenance garden with patio, gravel areas and lawn. Gate at the rear allowing street access.

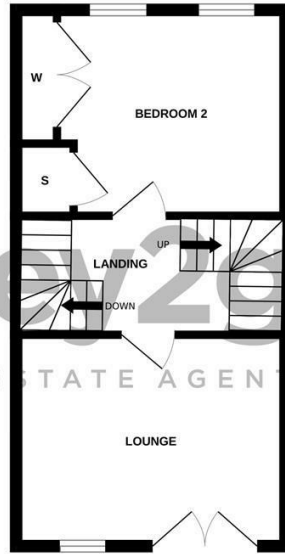
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

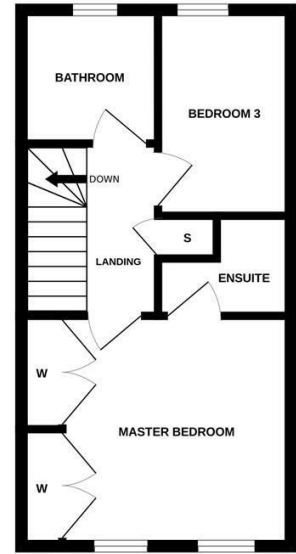
GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

