



## Marketing Preview



**86 Skelwith Road, Sheffield, S4 8AY**

**£260,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 1**



A unique opportunity to purchase this deceptively spacious 4 bedroom semi-detached property which was built in 2018 situated on a private road with just five houses. Offering master bedroom with ensuite, downstairs WC and ample off road parking, Good road links to M1 Motorway and great local amenities. Perfect family home!!

### SUMMARY

A unique opportunity to purchase this deceptively spacious 4 bedroom semi-detached property which was built in 2018 situated on a private road with just five houses. Offering master bedroom with ensuite, downstairs WC and ample off road parking, Good road links to M1 Motorway and great local amenities. Perfect family home!!

### PORCH

Enter through composite door with spot lighting radiator and vinyl flooring. Door to hallway.

### HALLWAY

A spacious hall with laminate flooring and neutral decor. Two ceiling lights, radiator and under stairs storage cupboard. Doors to WC, lounge and kitchen/diner.

### DOWNSTAIRS WC 2'11" x 5'2"

Comprising of close coupled WC and pedestal sink. Ceiling light, radiator and obscure glass window. Vinyl flooring.

### LOUNGE 15'8" x 10'8"

A spacious lounge with neutral decor and laminate flooring. Two ceiling lights and window to the front.

### KITCHEN/DINER 11'6" x 18'2"

A stylish kitchen fitted with ample high gloss wall and base units, wood effect worktops and tile splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Integrated washer/dryer, dishwasher and fridge/freezer. Ceiling light and spot lighting, radiator and window to the rear. Ceiling light, laminate flooring and window to the rear. Door to garden.

### STAIRS/LANDING

A carpet stair rise to landing with laminate flooring, ceiling light, radiator and window. Doors to four bedrooms, and bathroom. Access to fully boarded loft with fixed loft ladder, spot lighting and power.

### BEDROOM ONE 10'11" x 11'0"

A generous sized double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front.

### ENSUITE 6'2" x 6'8"

With a large shower cubicle with over head electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and vinyl flooring. Acrylic sheeting to walls.

### BEDROOM TWO 12'4" x 7'4"

A single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window.

### BEDROOM THREE 5'9" x 8'6"

A third single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window.

### BEDROOM FOUR 7'10" x 6'9"

A fourth single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window.

### BATHROOM 6'2" x 6'8"

Comprising of bath with mixer tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Acrylic sheeting to walls and vinyl flooring.

### OUTSIDE

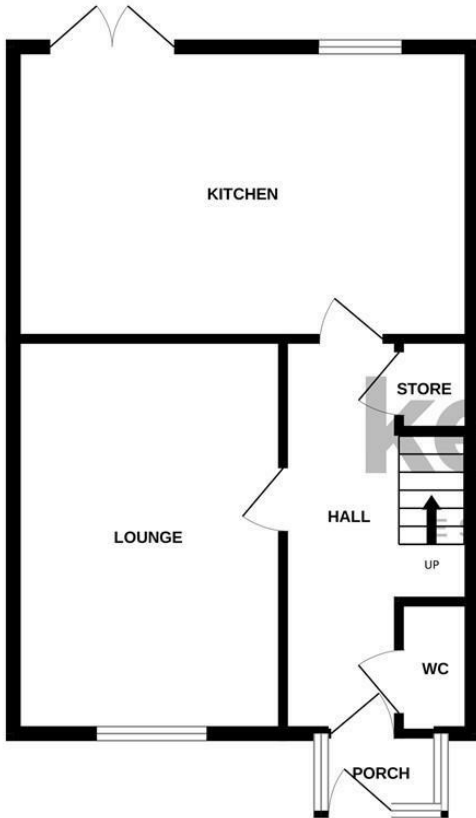
To the front of the property is wrought iron gates to the boundary. Tarmac and pebbled driveway with ample of road parking, secure gates to the rear.

To the rear of the property is a landscaped enclosed rear garden with two patio areas and lawn.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	

