

Marketing Preview



21 Welby Place, Sheffield, S8 9DA

£225,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £225,000 - £235,000 **** A fantastic opportunity to purchase this ready to move into three bedroom terraced property which is situated in a great location. Having kitchen/diner and enclosed rear garden. The property is well positioned for local amenities and main public transport links. Perfect for first time buyers or families alike!

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

SUMMARY

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LOUNGE 11'10" x 11'6"

Enter via uPVC door with an obscure glass window in the door and above. Having a ceiling light, radiator and window to the front. Painted walls, wooden flooring and recess in the chimney breast. Door to the hall.

HALLWAY

Having painted walls and continued wooden flooring. Smoke alarm, radiator and stair rise to the first floor. Door to the kitchen/diner.

KITCHEN/DINER 11'11" x 12'3"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and chrome mixer tap. Electric oven and integrated five ring gas hob. Space for a fridge, washing machine and dishwasher. Recess spotlighting and a further ceiling light above the dining table, radiator and window. Painted walls and wooden flooring. Cupboard housing the boiler, door to the garden and door to the cellar head which has space for a tumble dryer. Cellar provides invaluable storage and the freezer.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral painted walls, recess spotlighting and smoke alarm. Doors to the two bedrooms, bathroom and attic bedroom.

BEDROOM ONE 11'9" x 11'6"

A double bedroom with painted walls, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM TWO 6'11" x 9'5"

A second bedroom which is currently used as a study with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

ATTIC 11'10" x 17'10"

A bright and spacious room which is currently used as a master bedroom with neutral decor, wooden flooring and eaves storage space (not included in measurements). Recess spotlighting, radiator and two velux style windows to the front and rear.

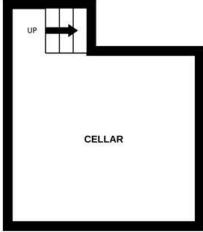
BATHROOM 5'5" x 9'2"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and wooden flooring.

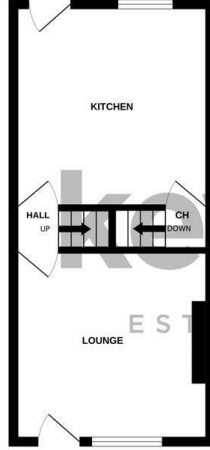
OUTSIDE

To the rear of the property is a patio area, shrubs and lawn area. Brick built outside toilet which is currently used for storage.

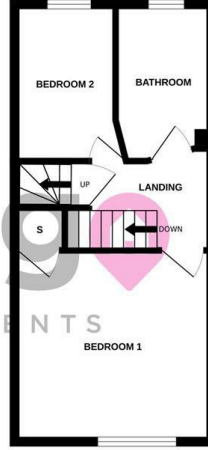
BASEMENT
137 sq.ft. (12.7 sq.m.) approx.



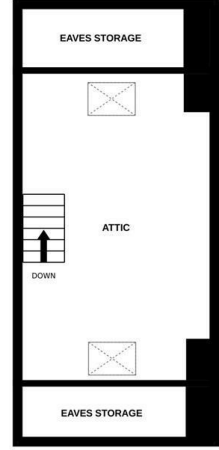
GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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