



## Wortley Road

High Green, Sheffield, S35 4LS

Asking Price £110,000



- 2 BED MID TERRACE
- GREAT INVESTMENT OR FIRST STEP ON THE LADDER
- PLENTY OF POTENTIAL
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- LOW MAINTENANCE COURTYARD AND SIZEABLE GARDENS
- CLOSE TO AN ARRAY OF AMENITIES

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**NO UPWARD CHAIN! A GREAT INVESTMENT OR FIRST STEP ON THE LADDER. TAKE A LOOK AROUND THIS SPACIOUS 2 BED STONE MID TERRACE PROPERTY WITH A SIZEABLE GARDEN** located in the popular commuter location of High Green, walking distance to an array of amenities including the local leisure centre, serviced by good public transport links, minutes away from the M1 with direct roads leading to Sheffield, Barnsley and Rotherham. The property boasts generous dimensions throughout, neutral decor, plenty of internal storage including a cellar and a sizeable courtyard plus further large garden. Briefly comprising living room, kitchen/diner, rear porch, two good sized bedrooms and large bathroom. Must be seen to truly appreciate the size and location.....book now to avoid disappointment!

## REAR PORCH

Through a glazed uPVC door leads into this handy rear porch, comprising tiled flooring, perfect for muddy wellies or paws, fitted work surface, under counter space and plumbing for a washing machine, lighting, sockets, uPVC windows and glazed wooden door leading into the kitchen/diner.

## KITCHEN/DINER

12'2 x 12'2 (3.71m x 3.71m)

An impressively sized kitchen/diner, a great social space or family hub, hosting an array of white wall and base units providing plenty of storage space, contrasting black work surfaces, inset stainless steel sink and drainer with matching mixer tap, unique opening that houses a cooker with extractor fan above, under counter spaces for fridge and freezer, wall mounted radiator, uPVC window overlooking the garden and door leading to the cellar.

## Cellar

13'5 x 10'7" (at widest points) (4.09m x 3.23m" (at widest points))

Offering that extra storage we all crave, complete with lighting and sockets throughout.

## LIVING ROOM

12'2 x 11'1 (3.71m x 3.38m)

A spacious living room hosting a contemporary white fireplace with electric flame effect fire, giving a great focal point to the room and cosy feel in the wintry months, also comprising laminate flooring, ambient wall lights, wall mounted radiator, aerial point, telephone point, front facing uPVC window and glazed composite front door.

## BEDROOM 1

12'2 x 11'1 (3.71m x 3.38m)

A light and airy double bedroom hosting a large built in storage cupboard, wall mounted radiator and front facing uPVC window.

## BEDROOM 2

12'1 x 5'7 (3.68m x 1.70m)

A further good sized single bedroom, nursery or home office, comprising laminate flooring, wall mounted radiator and large rear facing uPVC window overlooking the gardens.

## BATHROOM

8'10 x 6'3 (2.69m x 1.91m)

A generously sized bathroom, tiled in fresh white, comprising bath with shower over, low flush WC, white pedestal sink, built in storage cupboard that houses the combi boiler, wall mounted white heated towel rail and frosted uPVC window.

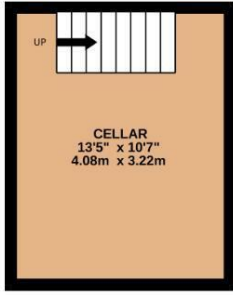
## EXTERIOR

Immediately to the rear of the property is a sizeable, fully enclosed, low maintenance block paved courtyard, the perfect spot to entertain in the summer months. A quick hop across the path at the back, leads to an extensive further garden, mainly laid to lawn with established borders and large shed for outdoor storage. A blank canvas for you to put your own stamp on!

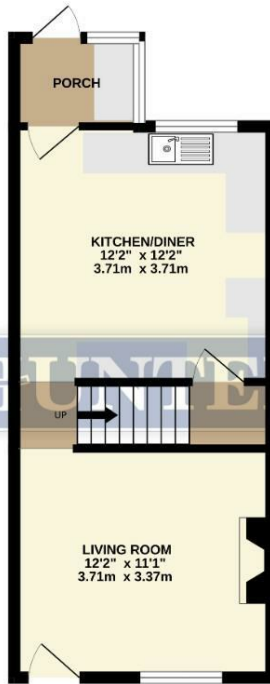


# Floorplan

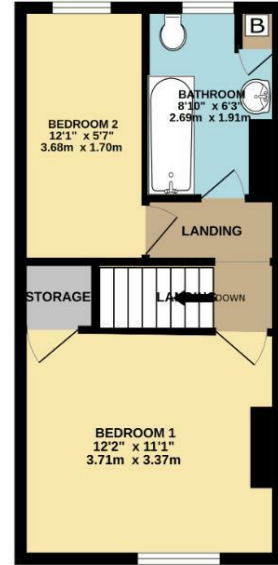
**BASEMENT**  
142 sq.ft. (13.2 sq.m.) approx.



**GROUND FLOOR**  
352 sq.ft. (32.7 sq.m.) approx.

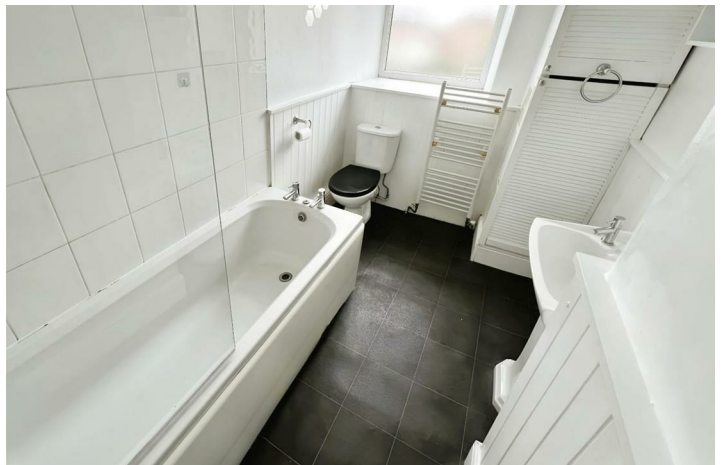


**1ST FLOOR**  
322 sq.ft. (29.9 sq.m.) approx.



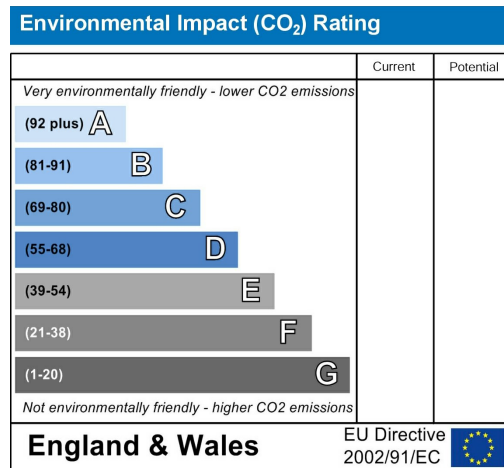
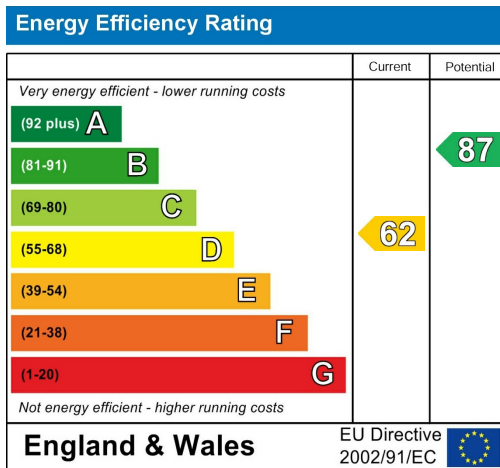
**TOTAL FLOOR AREA : 815 sq.ft. (75.8 sq.m.) approx.**

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 Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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