



Helmtan Road, Sheffield S8 8QJ

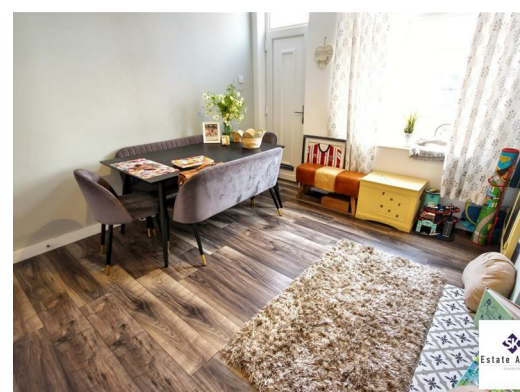
£220,000

****Guide Price £220,000 - £240,000****

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for sale this spacious, 3 bedroomed, mid-terraced property which must be viewed internally to be fully appreciated. Situated in a highly sought after area within close proximity to a host of excellent amenities, Graves Park and in the catchment area for sought after junior and secondary schools. The well presented property would suit first time buyers and in brief comprises: lounge, dining kitchen, cellar, 2 bedrooms and family shower room to the first floor, an attic bedroom and benefitting from a beautiful private low maintenance rear garden. This well-presented home offers a fantastic blend of character and modern living in a desirable location. Early viewing is highly recommended.

Tenure: Freehold



Lounge

11'5" x 11'6" (3.48m x 3.52m)

Neutrally decorated room accessed via UPVC double glazed entrance door into the lounge (currently used as a dining room). Having laminate flooring, gas central heating radiator and front facing UPVC double glazed window.

Dining Room

11'10" x 11'7" (3.62m x 3.54m)

Beautifully presented reception room, used as the lounge and having laminate flooring, exposed brick fireplace with wood burner, rear facing UPVC double glazed window and a door to the cellar with pantry storage at cellar head.

Kitchen

5'10" x 7'6" (1.79m x 2.30m)

Fitted with a range of modern dove grey wall and base units with quartz worktops incorporating a four-ring gas hob with extractor above, and bowl sink with swan neck mixer tap. Benefiting from mid-height electric oven, integrated fridge/freezer and dishwasher and boasting a vaulted ceiling with Velux window, rear facing UPVC double glazed window and side facing UPVC double glazed door.

Landing

Carpeted stairs rising to the first floor and continuing to the second floor.

Bedroom One

11'8" x 11'6" (3.58m x 3.52m)

Well presented principal bedroom benefitting from front facing UPVC double glazed window, laminate flooring, gas central heating radiator, feature fireplace and under stairs storage cupboard.

Attic Bedroom Two

8'7" x 16'3" (2.64m x 4.97m)

Spacious attic bedroom boasting ample natural light via the rear facing Velux window and also having carpeted flooring and access to the eaves storage.

Bedroom Three

5'8" x 9'3" (1.74m x 2.82m)

Neutrally decorated with rear facing UPVC double glazed window, gas central heating radiator and carpeted flooring.

Shower Room

4'5" x 7'6" (1.37m x 2.30m)

Modern suite comprising: double shower cubicle with black thermostatic shower, vanity wash hand basin and low flush WC. Having fully tiled walls and floor and a rear facing UPVC double glazed obscure glass window.

Outside

Beautifully enclosed rear garden with Indian stone patio seating area, artificial lawn and timber summer house with power and lighting. Mature planting and well presented outdoor space. There is a brick outhouse providing space and plumbing for washing machine.



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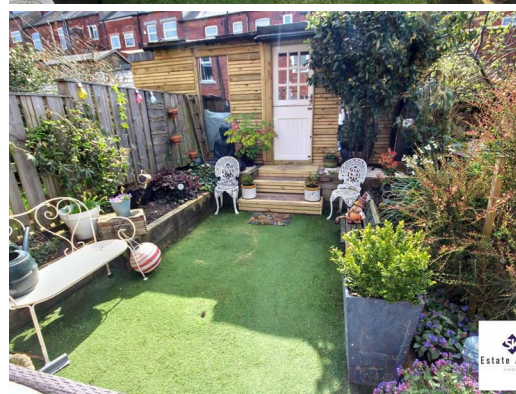
Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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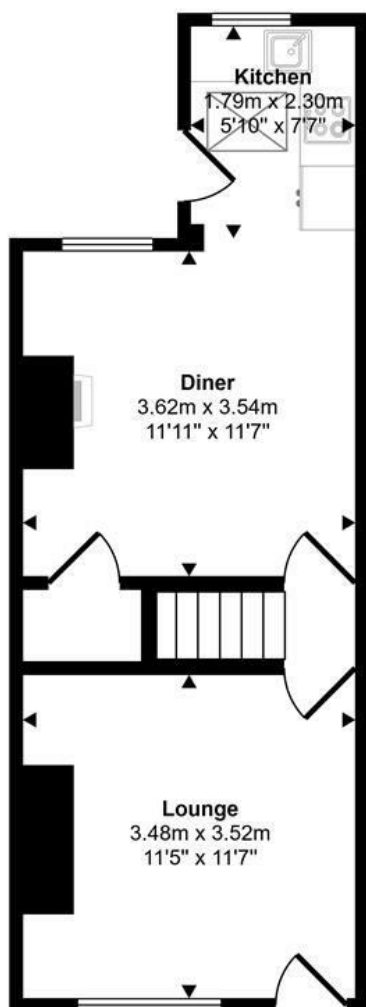
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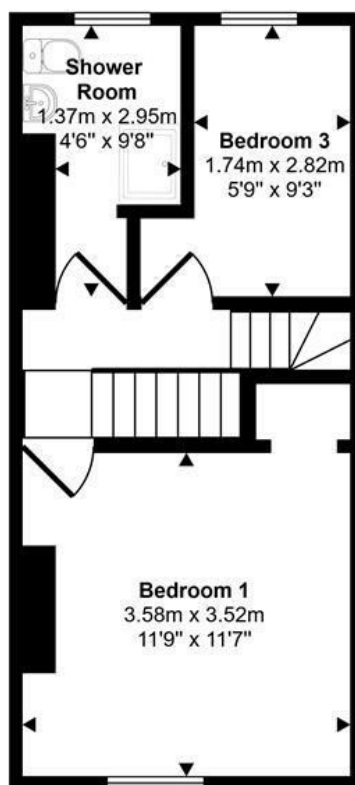
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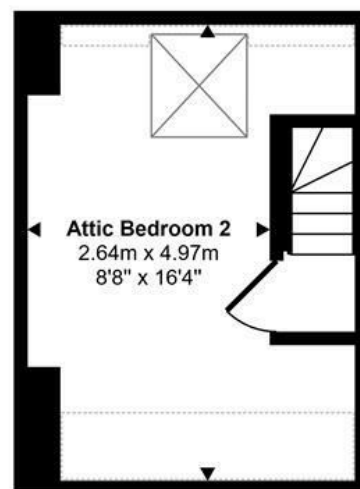
Approx Gross Internal Area
80 sq m / 863 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft



First Floor
Approx 29 sq m / 314 sq ft



Second Floor
Approx 18 sq m / 192 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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