



## 29 Market Street, Woodhouse, Sheffield, South Yorkshire, £13,700 Per Calendar Month

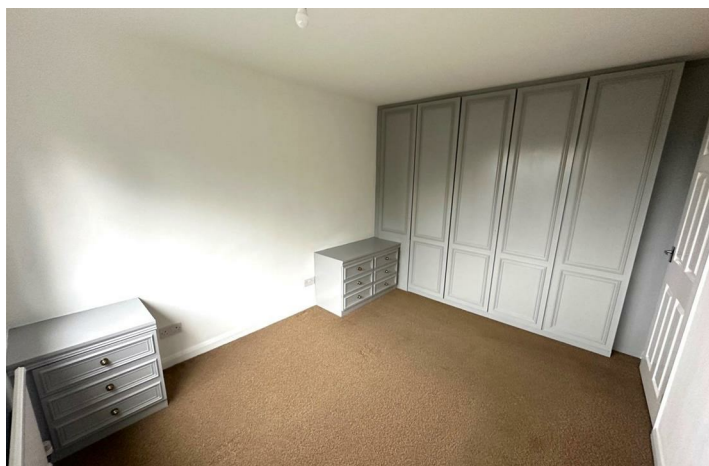
- Detached Family Home
- Three Bedrooms
- Convenient Location
- Gas Central Heating
- Good Sized Enclosed Garden
- Available now
- Well Presented Throughout
- Majority uPVC Double Glazing
- Garage And Off Road Parking
- Well Proportioned Accommodation

# 29 Market Street, Sheffield S13 7PD

Situated within the popular area of Woodhouse is this well presented three bedroom detached family home. Located just a stones' throw away from the village centre which has a range of local amenities including shops, eateries and health centre it is also well placed for Rother Valley Country Park, Crystal Peaks Shopping Centre and major road and motorway networks. The property is well presented and has been well maintained throughout benefiting from gas fired central heating, majority uPVC double glazing, recently installed bathroom, modern kitchen, garage and enclosed garden. The property is ideal for professionals or young families and is available now



Council Tax Band: C



Situated within the popular area of Woodhouse is this well presented three bedroom detached family home. Located just a stones' throw away from the village centre which has a range of local amenities including shops, eateries and health centre it is also well placed for Rother Valley Country Park, Crystal Peaks Shopping Centre and major road and motorway networks. The property is well presented and has been well maintained throughout benefiting from gas fired central heating, majority uPVC double glazing, recently installed bathroom, modern kitchen, garage and enclosed garden. The property is ideal for professionals or young families and is available now

The accommodation briefly comprises: Lobby, Entrance Hall, Downstairs w/c, Living Room and Kitchen . First Floor Landing, Three Bedrooms and a Family Bathroom. Standing in well maintained, good sized plot and benefiting from off street parking and an integral garage.

## ACCOMMODATION

### GROUND FLOOR

#### LOBBY

9'9" x 3'11" (max)

Having a timber entrance door with glazed panel, a front facing UPVC double glazed window, a side facing single glazed window and practical utility area with work surface and power and plumbing for an automatic washing machine below.

#### ENTRANCE HALL

A timber entrance door leads into this Reception area which benefits from a central heating radiator, under stairs cupboard and staircase which leads to the first floor accommodation.

#### DOWNSTAIRS WC

4'3" x 2'9"

With a low flush WC, tiled floors and side facing UPVC double window.

#### LIVING ROOM

19'1" x 11'10"

A spacious living room which benefits from a rear facing UPVC double glazed window, UPVC French doors which leads out onto the rear garden, central heating radiator and a feature wall mounted fireplace.

#### KITCHEN

9'6" x 9'2"

Fitted with comprehensive range of cream high gloss units above and below granite effect worksurface with complementary upstands. Integrated within the units is a one and a half bowl stainless steel sink with mixer tap, a single electric

oven with gas hob and extractor over. There is an integrated dishwasher, space for an upright freezer, tile floors, a central heating radiator and a front facing UPVC double glazed bow window.

### FIRST FLOOR

#### LANDING

Having a front facing UPVC double glazed window, a good sized storage cupboard and access to loft storage space.

#### BEDROOM ONE

12'7" x 9'3"

Having a UPVC double glazed window which benefits from views onto the rear garden and over rooftops to countryside beyond. There is a central heating radiator and a range of built-in bedroom furniture.

#### BEDROOM TWO

9'4" x 9'1"

With a front facing UPVC double glazed window and central heating radiator.

#### BEDROOM THREE

9'5" x 7'9"

Having a rear facing UPVC double glazed window and central heating radiator.

#### BATHROOM

7'6" x 5'9"

Recently fitted to a high specification comprising of panelled bath with twin head thermostatic shower over, vanity wash handbasin and low flush WC. There is tiling to floors and wall a side facing UPVC double glazed window, ladder style chrome towel radiator and extractor fan.

#### GARAGE

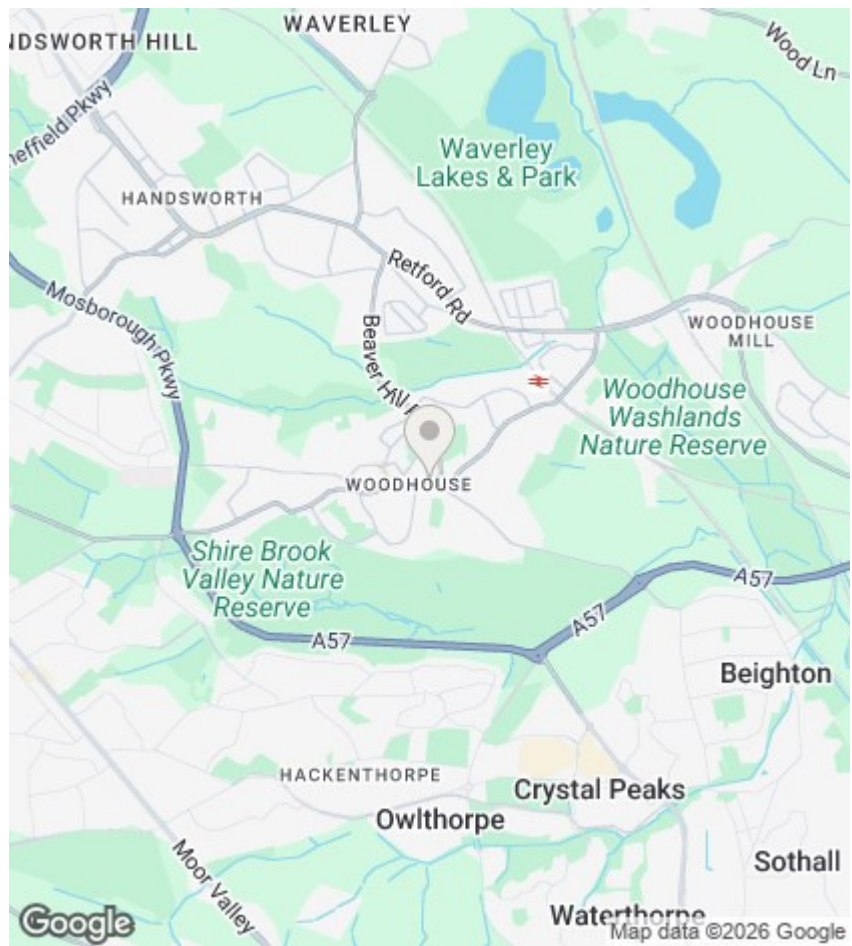
15'5" x 8'2"

Having an up and over door, power, light, a side facing UPVC double glazed window and the Ideal exclusive 2 combination boiler is housed here.

### OUTSIDE

To the front of the property and area of car hardstanding which in turn leads to the single garage. A paved path leads past a small lawned area and leads to the front door. Side access to the rear garden is available via secure timber gate.

To the rear of the property is a good size garden with paved patio area and lawn enclosed by fencing.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

D

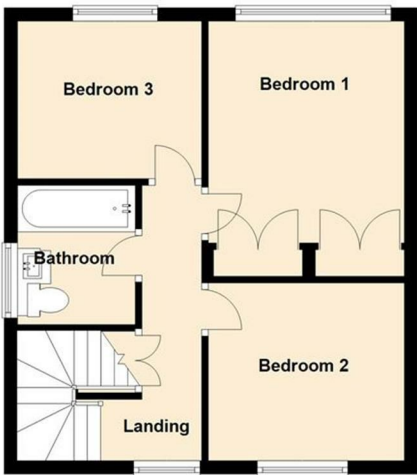
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Approx. 52.8 sq. metres (568.3 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 sq. feet)