







8 Chancet Wood Road

Chancet Wood • Sheffield • S8 7TY

Guide Price £170,000 - £180,000

Guide Price £170,000 - £180,000 A well-presented and spacious two double bedroom first/top-floor apartment, situated within a quiet cul-de-sac and enjoying pleasant views towards the Peak District. Offering light and airy accommodation with neutral décor throughout, the property is ideally suited to first-time buyers, professionals or investors. Offered for sale with no onward chain, the property also benefits from resident parking and a garage. Steps lead to the private entrance on the first floor, opening into an inner hallway with useful storage cupboard and access to all rooms. The bright and airy living room is a spacious and flexible reception space, featuring a neutral carpet, modern feature fireplace and generous front-facing window allowing plenty of natural light into the room. The modern fitted kitchen is well equipped with a range of wall and base units, integrated electric oven and hob, fridge and freezer, with additional space for a dining table and chairs. There are two good-sized double bedrooms, both well presented with white walls, neutral carpeting and plenty of space for wardrobes and additional bedroom furniture. Both bedrooms are rear-facing and offer a pleasant, private outlook. The modern shower room is fitted with a contemporary suite including a corner shower cubicle, wash hand basin and WC, complemented by tiled walls. Externally, the property benefits from the use of a small area of lawn, providing a pleasant space to sit out and relax, along with resident parking and a garage. Chancet Wood Road is situated in the popular S8 area of Sheffield, offering convenient access to a range of local amenities, shops, cafés and everyday facilities. The surrounding area provides excellent access to local transport links, with regular bus services and convenient road connections into Sheffield city centre and the wider South Yorkshire area. The property is also well placed for access to the green spaces and recreational facilities found throughout the south-west of Sheffield, making this a well-connected location for those looking for a quieter residential setting while remaining within easy reach of the city. LEASE INFORMATION The property currently has 54 years remaining on the lease. The owner is in the process of purchasing a 90-year lease extension, which will be completed prior to completion of the sale. This will increase the remaining lease term to approximately 144 years. The current annual ground rent is £75.00. Following completion of the lease extension, the ground rent will reduce to £0.00. The annual service charge is £240.00, and the property is managed by the residents.





- 1st / Top Floor Apartment
- Quiet Cul De Sac Location in S8
- 2 Double Bedrooms & Modern Bathroom
- Light & Airy Accommodation
- Views Across to Peak District
- Excellent Local Amenities
- Resident Parking & Allocated Garage
- Annual Service Charge is £240.00
- Lease in Process of Being Extended
- Council Tax Band A, EPC Rating D



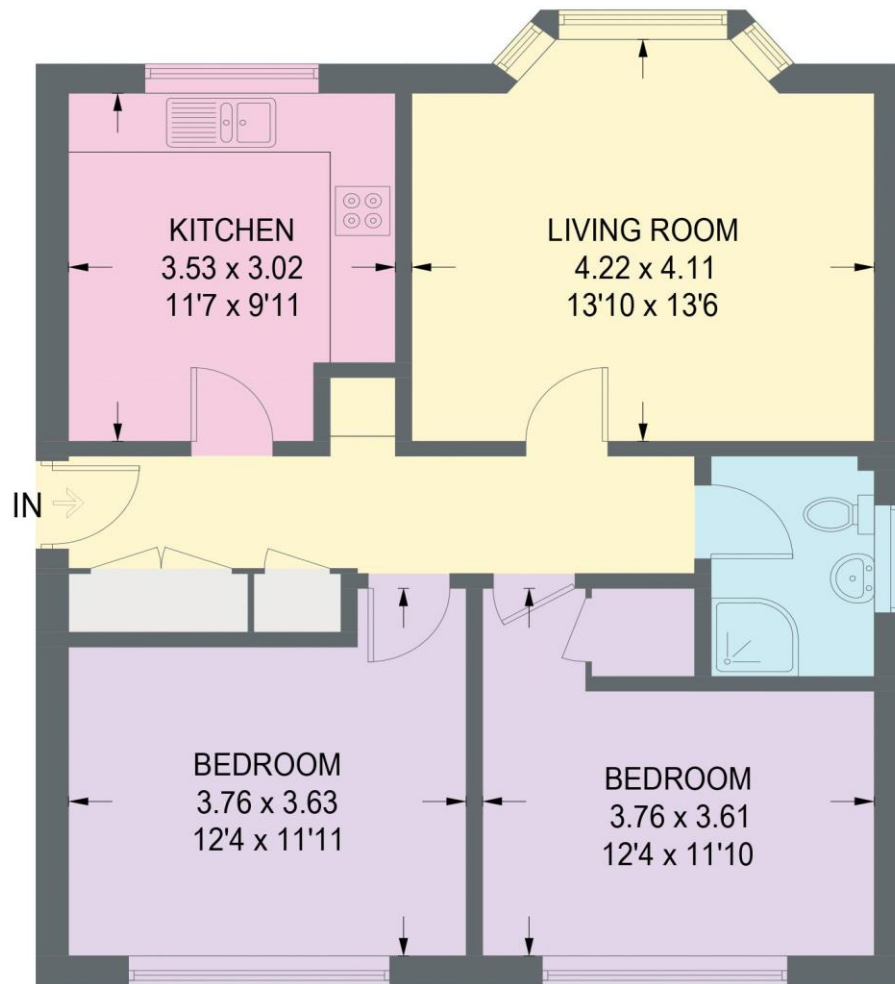


8 CHANCET WOOD ROAD

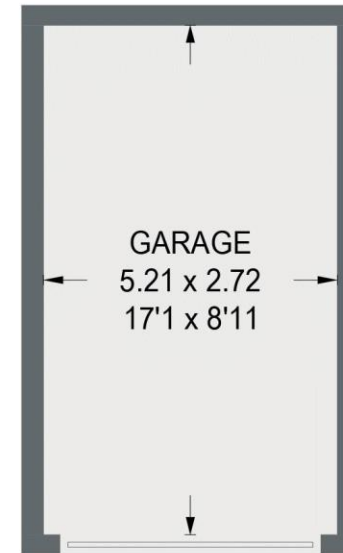
APPROXIMATE GROSS INTERNAL AREA = 66.4 SQ M / 715 SQ FT

GARAGE = 14.0 SQ M / 151 SQ FT

TOTAL = 80.4 SQ M / 866 SQ FT



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.



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