



Havercroft Road, Sheffield S8 0NQ

Guide Price £280,000

****GUIDE PRICE £280,000 - £300,000****

Virtual Tour Available

SK Estate Agents are pleased to offer to the market with NO ONWARD CHAIN, this well proportioned, 3 bedroom semi-detached property. Located in the popular area of Woodseats, this home is located just a short distance from good local shops, excellent transport links to Sheffield City Centre and good schools and in brief comprises: entrance hallway, lounge, kitchen, dining room, conservatory, three bedrooms, bathroom, driveway for off-road parking, garage and a beautifully presented rear garden. Early viewings are recommended to fully appreciate this lovely property.

Tenure: Freehold



Entrance

Entry via front facing wooden door into the welcoming entrance hallway with carpeted flooring and stairs rising to first floor, gas central heating radiator and dado rail. Door to under stairs storage cupboard providing ample larger space with power, having side facing wooden single glazed obscured window and housing the fuse board and utility meters.

Lounge

11'4" x 14'5" (3.46m x 4.40m)

Large bay fronted lounge with wooden single glazed window providing ample natural light. Having carpeted flooring, gas central heating radiator, picture rails and feature gas fire with marble back and hearth.

Dining Room

11'0" x 14'1" (3.36m x 4.30m)

A further good sized reception room boasting feature gas fireplace with surround, carpeted flooring, gas central heating radiator, and doors providing access to the conservatory.

Conservatory

7'4" x 8'7" (2.26m x 2.63m)

Featuring tiled flooring, multi-aspect UPVC double glazed windows and French doors leading to the garden.

Kitchen

6'0" x 10'4" (1.83m x 3.16m)

Fitted with a range of wood effect wall and base units with contrasting work surfaces incorporating a stainless steel sink with mixer tap and drainer. Having space for freestanding cooker, space and plumbing for washing machine and space for under counter fridge. There is a rear facing UPVC double glazed window and door leading to garden.

First Floor Landing

Large landing with carpeted flooring and side facing obscured UPVC double glazed window.

Bedroom One

10'8" x 14'2" (3.26m x 4.33m)

Well proportioned rear facing principal bedroom with UPVC double glazed window boasting far reaching views over Derbyshire. Having carpeted flooring, gas central heating radiator, picture rails, and ample room for freestanding furniture.

Bedroom Two

8'8" x 11'8" (2.65m x 3.57m)

Front facing double bedroom benefitting from fitted wardrobes, carpeted flooring, gas central heating radiator, picture rails, and UPVC double glazed window.

Access to the fully boarded loft via hatch housing the water tank and immersion heater.

Bedroom Three

6'4" x 9'7" (1.95m x 2.93m)

Bedroom three has vinyl flooring, a front facing UPVC double glazed window and gas central radiator.

(image edited to remove items from bedroom for brochure purposes only)



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Bathroom

6'2" x 8'11" (1.89m x 2.72m)

Well proportioned bathroom fitted with white suite comprising: bath with concertina shower screen and shower off the taps, WC and pedestal wash hand basin. Having large airing cupboard, heated towel rail, fully tiled walls, vinyl flooring and UPVC double glazed obscured glass window.

Outside

To the front of the property lies a low maintenance garden with driveway for off road parking for several vehicles. Steps lead to the open porch and entrance door.

The rear patio area provides space for outside entertaining. There is a useful storage shed and a further decked seating area to the rear of the garage.

Beyond is an area laid to lawn with a hedged border to one side and a fence and mature planting to the other, with raised beds situated at the far end of the garden, perfect for home planting / allotment growing, with far reaching views beyond.

Garage

The garage is a perfect space for storage and/or workshop area, including 4 power sockets and light.



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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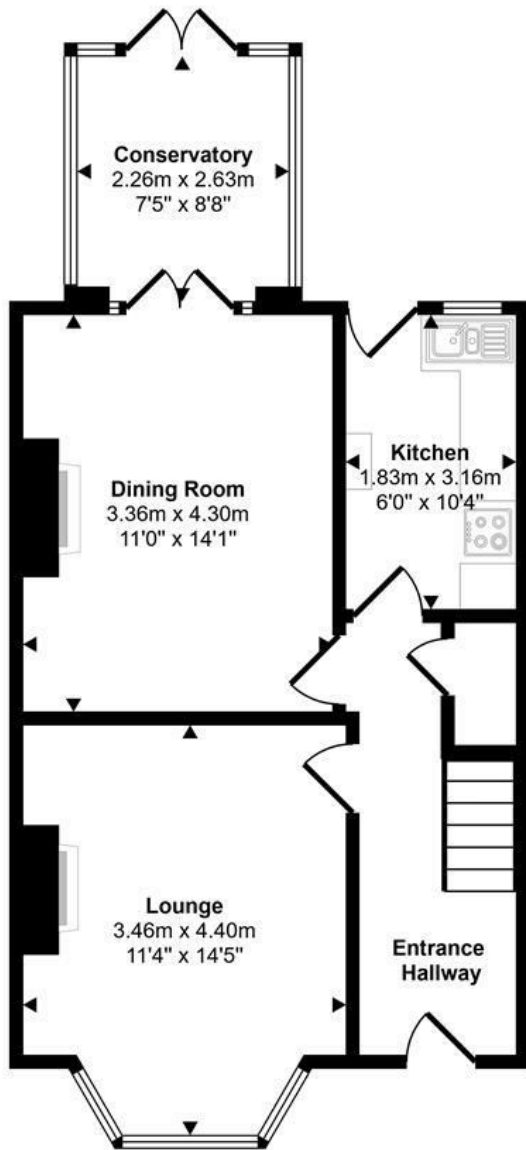
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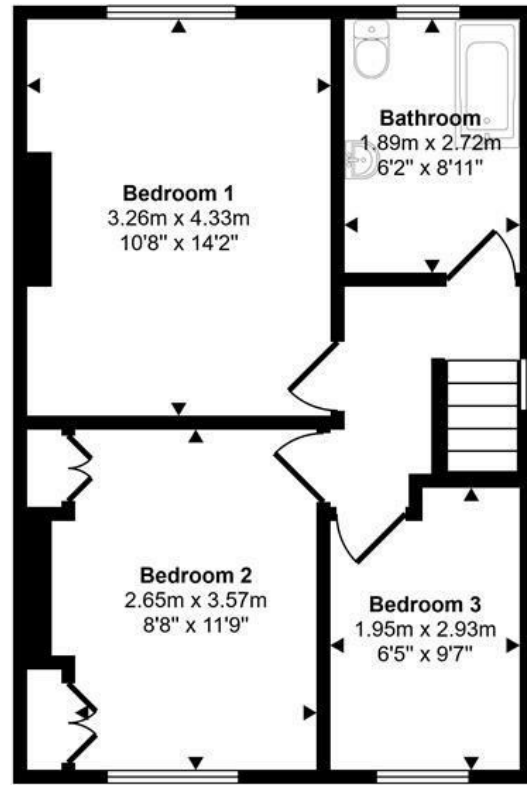
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Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft



First Floor
Approx 43 sq m / 458 sq ft

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		
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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