



7 St James Walk | Woodhouse Mill | S13 9XP

Guide Price £260,000 to £270,000

Bell & Co Estates are delighted to present this beautiful three-bedroom semi-detached home. Upon entering, you are welcomed by a bright entrance hall leading into a generous lounge, creating a warm and inviting space for relaxing with family or entertaining guests. Finished with contemporary décor, the lounge offers ample room for a range of furnishings and enjoys plenty of natural light from the large bay window. To the rear of the property is the open-plan kitchen/dining room. Beautifully fitted with a range of wall and base units, complementary worktops and integrated appliances. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The ground floor is further enhanced by a new stylish fitted shower room, finished to a high specification. The first-floor hosts three well-proportioned bedrooms. The spacious master bedroom benefits from quality fitted wardrobes. Bedroom two is another generous double room, while bedroom three offers flexible accommodation, currently with fitted cupboard, desk and draws as a home office. Completing the first floor is a stunning newly fitted family bathroom, finished with contemporary fittings, freestanding bath, wash basin with storage and designed to a high standard. While separate WC finishes the first floor. Externally, the property continues to impress with a low maintenance rear garden offering an excellent space for families, entertaining or simply relaxing outdoors. A substantial detached garage provides fantastic storage, while additional off-road parking further enhances the practicality of this superb home.



GROUND FLOOR
620 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR
421 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other details 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 a guide only. The prospective purchaser is advised to verify all measurements and details before completion of the purchase. No liability is accepted for any error or omission. Measurements are given to the nearest foot and inch.

Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

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