



Yeomans Road Upperthorpe Sheffield S6 3JD
Offers In The Region Of £230,000

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**** FREEHOLD **** Offered to the open market with no onward chain is this superb three bedroom, two bath/shower room end of terrace house which is located on a quiet cul-de-sac, overlooking green space and near to a host of excellent amenities. Beautifully presented throughout the property enjoys a contemporary style which has been seamlessly blended with period features and neutral décor throughout.

Measuring over 1,300 square feet in total, the accommodation on the ground floor includes a bay widowed living room that features a multi-fuel stove, and an open plan kitchen diner which has wood flooring in the dining area, a shaker style fitted kitchen that has solid wood worktops and a range of integrated appliances including a fridge freezer, a dishwasher, and electric oven, and a gas hob.

On the first floor there is a double bedroom to the front aspect, a second double bedroom to the rear which leads into an ensuite bathroom, a separate shower room which is accessed off the landing area.

On the second floor there is a further double bedroom that has dual aspect Velux windows, exposed beams and useful eaves storage.

- SUPERB END OF TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN DINER
- NO ONWARD CHAIN
- QUIET NO-THROUGH ROAD
- NEUTRAL DECOR
- MULTI-FUEL LOG BURNER
- REPLACEMENT ROOF IN 2018 & NEW COMBI BOILER INSTALLED DECEMBER 2021
- CLOSE TO AMENITIES





OUTSIDE

The property is set back from the pavement by way of a brick wall which has iron railings. To the rear is a low maintenance open yard which is shared with the neighbouring property, and has a private brick-built outbuilding.

LOCATION

Yeomans Road is positioned just off Daniel Hill via Cleveland Street in the popular area of Uppertorpe which is convenient for some excellent amenities including local shops, regular public transport and a Tesco supermarket. It's also a handy location for easy access to the City Centre as well as the Universities and Hospitals.

MATERIAL INFORMATION

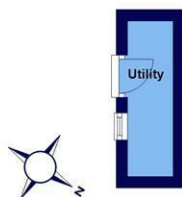
The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor
Approx. 38.9 sq. metres (419.1 sq. feet)



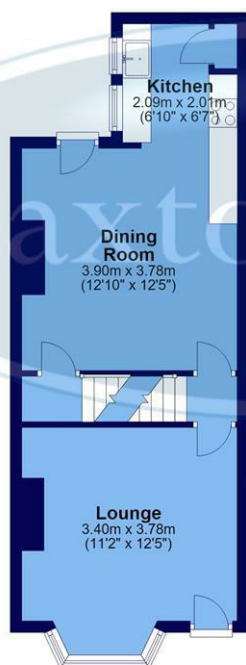
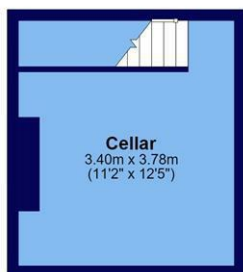
First Floor
Approx. 35.8 sq. metres (385.6 sq. feet)



Second Floor
Approx. 30.9 sq. metres (332.8 sq. feet)



Cellar
Approx. 16.3 sq. metres (175.1 sq. feet)



Total area: approx. 122.0 sq. metres (1312.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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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		68	77
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	74
EU Directive 2002/91/EC			