



Hackthorn Road, Sheffield S8 8TD

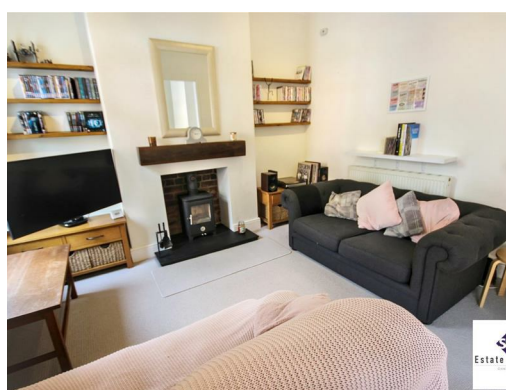
Guide Price £220,000

\*\*GUIDE PRICE £220,000 - £240,000\*\*

Virtual Tour

SK Estate Agents are pleased to offer to the market this well presented, three bedroom, end-terraced property situated in the highly popular neighbourhood of Woodseats, located just a short distance from excellent local shops and cafes, good schools, Graves Park and excellent transport links to Sheffield City Centre. Ideally suited to first time buyers the accommodation briefly comprises: hallway, lounge/diner, kitchen/diner, WC, three bedrooms, one with en-suite, bathroom, off-road parking, and a delightful rear garden. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



## Entrance

Entry via composite door into entrance hallway having wooden flooring, central heating radiator, coat storage and door leading to downstairs WC.

## WC

Benefitting from wooden flooring, low flush WC and corner wash hand basin.

## Lounge/Diner

20'0" x 13'3" (6.12m x 4.04m)

Well presented open plan lounge/diner boasting wood burner stove with slate effect hearth and enjoying a mix of wooden and carpeted flooring, with two front-facing UPVC double glazed window, central heating radiators and providing space for dining table.

## Kitchen/Diner

15'8" x 12'0" (4.79m x 3.67m)

A good sized kitchen/diner having modern matte effect wall and base units with contrasting wood effect roll edged worktops incorporating stainless steel 1½ bowl sink with swan neck mixer tap, four ring electric hob with extractor above and oven beneath. Having stainless steel splashbacks, space and plumbing for dishwasher and washing machine and space for freestanding fridge freezer. Also having vertical contemporary radiator, laminate flooring and large storage cupboard housing the combi boiler. Having rear-facing UPVC double glazed window providing views of the countryside and door leading to rear garden. Doors leading to cellar and staircase to first floor.

## First Floor Landing

Having carpeted flooring and storage cupboard which also provides loft access.

## Bedroom One

9'7" x 12'9" (2.94m x 3.89m )

Good sized bedroom having front-facing UPVC double glazed window, carpeted flooring and central heating radiator. Door leading to ensuite.

## En-Suite

Having shower cubicle with thermostatic shower and aqua boarding, low flush WC and pedestal wash hand basin. Also having vinyl flooring and heated towel rail.

## Bedroom Two

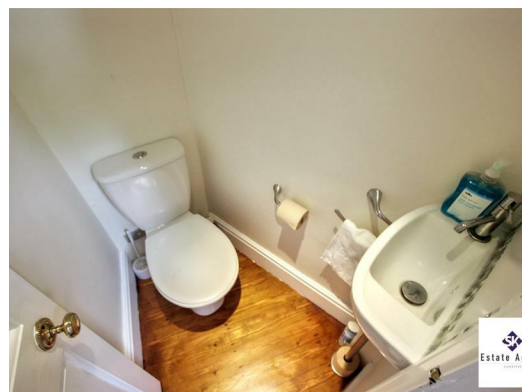
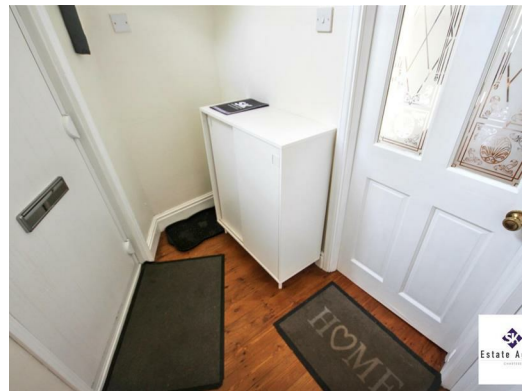
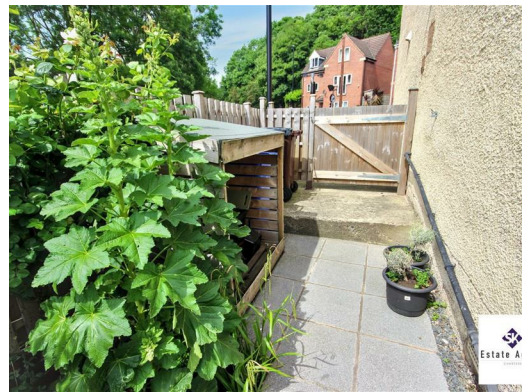
10'9" x 12'9" (3.30m x 3.90m )

A good sized bedroom having front-facing UPVC double glazed window, central heating radiator and carpeted flooring.

## Bathroom

7'3" x 8'9" (2.21m x 2.68m )

Modern bathroom with white suite comprising bath with mixer shower, low flush WC and pedestal wash hand basin. Also having aqua boarding splashbacks, heated towel rail and laminate flooring. Having rear-facing obscure glass UPVC double glazed window.



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Company No: 08028567

### Bedroom Three

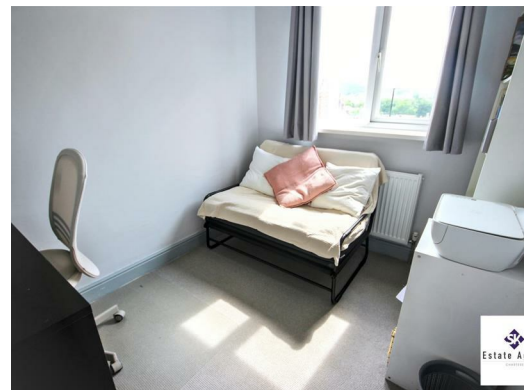
7'3" x 8'8" (2.21m x 2.65m)

Having rear-facing UPVC double glazed window offering far reaching views to the countryside, carpeted flooring and central heating radiator.

### Outside

To the front of the property there is off-road parking with side gate access leading to the rear garden.

The rear garden is well stocked with mature plants and greenery, having a gravel stone area and composite decked seating area. There is useful wooden log storage. There is also a gate providing access to the street.



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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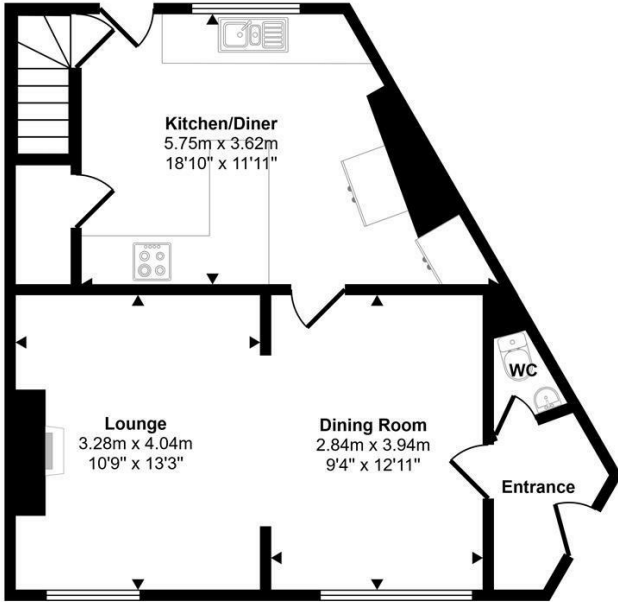
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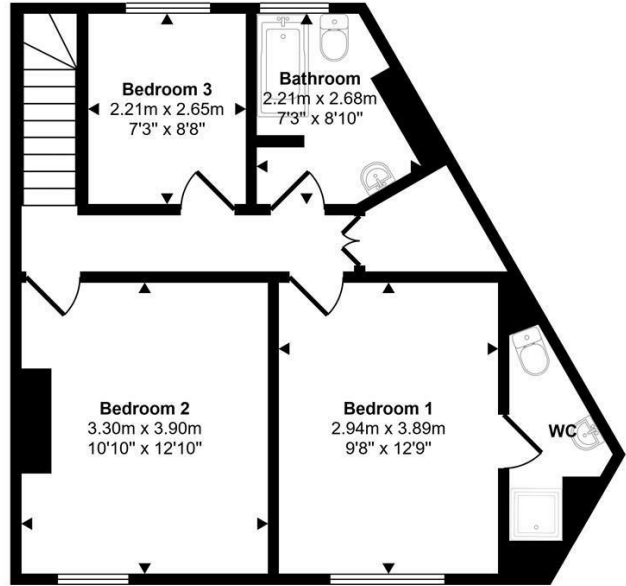
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Approx Gross Internal Area  
100 sq m / 1076 sq ft



Ground Floor  
Approx 51 sq m / 549 sq ft



First Floor  
Approx 49 sq m / 526 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | <b>63</b>               | <b>85</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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