



## Wellcarr Road, Sheffield S8 8QQ

Guide Price £220,000

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*

Virtual Walk Through Tour

SK Estate Agents are delighted to offer to the market for sale with no onward chain this beautifully presented, three bedroomed, mid-terraced property situated in the highly desirable neighbourhood of Woodseats. The property is within walking distance to the bustling Chesterfield Road which offers a variety of amenities, coffee shops and supermarkets. Ideally suited to first time buyers, the accommodation briefly comprises: entrance, lounge, stunning dining/kitchen, cellar, three good sized bedrooms, en-suite to the attic, family bathroom and a well maintained tiered garden to the rear. A viewing is highly advised to avoid disappointment.

Tenure: Leasehold



## Entrance

Entrance through side-facing UPVC double glazed door into entrance hall. Having exposed floorboards and carpeted stairs leading to first floor.

## Lounge

11'11" x 12'0" (3.65m x 3.67m)

A good sized and well presented lounge boasting feature wood burner, exposed floorboards, front-facing UPVC double glazed window and central heating radiator.

## Dining Kitchen

11'10" x 20'1" (3.63m x 6.13m)

Excellent space for entertaining, the kitchen features a range of white wall and base units with complementary solid wood worktops incorporating Belfast sink with chrome mixer tap, and four ring induction hob with extractor above and electric oven underneath. The kitchen has a vaulted ceiling with side and rear-facing UPVC double glazed windows providing ample natural light and the room also provides ample space for a large dining seating area. There is a rear facing aluminium glass panelled door, exposed floorboards, in-built seating to the chimney breast, and a door leading to cellar.

## First Floor Landing

With carpeted flooring and stairs rising to second floor bedroom.

## Bedroom Two

14'0" x 11'0" (4.27m x 3.36m)

Well proportioned and neutrally decorated double bedroom having feature fireplace, front-facing UPVC double glazed window, carpeted flooring, central heating radiator and large under stair storage cupboard.

## Bathroom

5'1" x 9'6" (1.57m x 2.91m)

Modern bathroom fitted with three piece suite comprising: panelled bath with thermostatic shower above, low flush WC and large vanity sink with chrome mixer tap and storage beneath. Having LVT flooring, part tiled walls, chrome heated towel rail and rear-facing UPVC double glazed obscure glass window.

## Bedroom Three

8'5" x 9'4" (2.57m x 2.85m)

A further well proportioned bedroom with large rear-facing UPVC double glazed window allowing natural light, central heating radiator and carpeted flooring. Also having storage cupboard housing combination boiler (installed 2022).

## Attic Bedroom One

10'7" x 14'11" (3.25m x 4.56m)

A large, bright and airy principal suite benefitting from a front-facing Velux window and two rear-facing Velux windows offering excellent views over Woodseats and beyond. The loft was refurbished in 2024 and has carpeted flooring, central heating radiator and storage to the eaves. Access to the en-suite.



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## En-Suite

2'5" x 6'2" (0.76m x 1.90m )

Modern en-suite having contemporary sink with chrome mixer tap, WC and LVT flooring.

## Outside

To the rear of the property lies an enclosed multi-level garden having decked patio seating area, an area laid to lawn and useful storage shed.



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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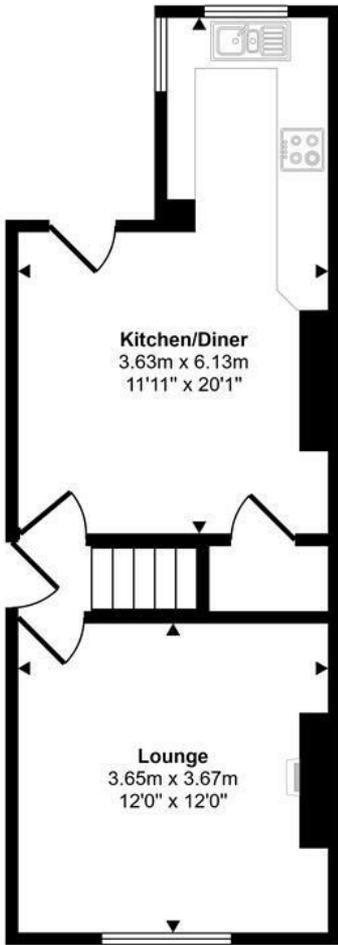
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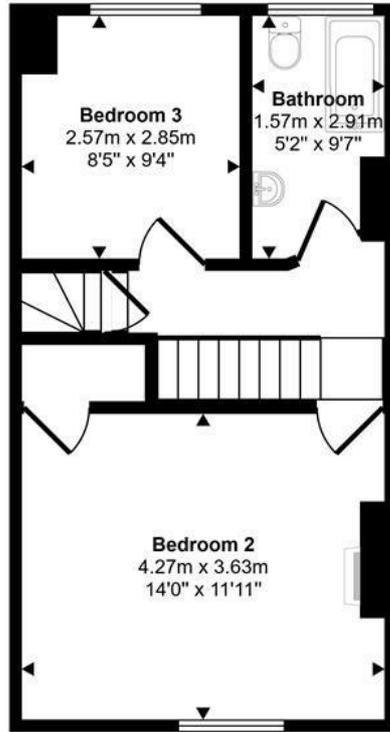
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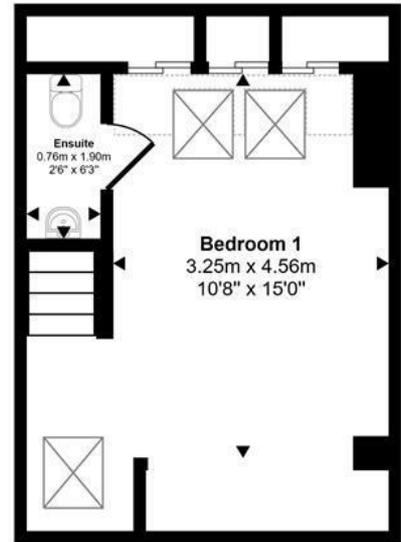
Approx Gross Internal Area  
97 sq m / 1041 sq ft



Ground Floor  
Approx 35 sq m / 378 sq ft



First Floor  
Approx 36 sq m / 384 sq ft



Second Floor  
Approx 26 sq m / 280 sq ft

Denotes head height below 1.5m

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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