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NO PLACE LIKE HOME
Ma Cherie







58 Tadcaster Road

Woodseats • Sheffield • S8 0RB

Guide Price £260,000 - £280,000

Situated in the popular residential area of Woodseats, this beautifully presented three-bedroom semi-detached family home offers light and airy accommodation throughout, complemented by generous windows, a contemporary interior and a lovely homely feel. The property benefits from a modern fitted kitchen and stylish bathroom, generous off-street parking and a low-maintenance rear garden, providing an excellent opportunity for a first-time buyer, couple or growing family. A further benefit is that all made-to-measure blinds and carpets are included within the sale. The living room is positioned to the front of the property and offers a warm and welcoming space to relax. Beautifully presented in warm neutral tones, with complementary carpeting and a generous front-facing window allowing plenty of natural light to flood the room, it creates a cosy and homely atmosphere. To the rear of the property, overlooking the garden, is the dining kitchen. Fitted with a contemporary range of gloss wall and base units, the kitchen incorporates an integrated oven, microwave, electric hob and dishwasher. The freestanding fridge freezer is also included within the sale. There is additional plumbing and space for a washing machine, together with ample room for a dining table. A generous rear-facing window provides a pleasant outlook over the garden and makes this a lovely space for everyday family living and entertaining. The first-floor landing provides access to three beautifully presented bedrooms, comprising two generous double bedrooms and a further single bedroom. All are finished in attractive modern décor, with complementary carpeting and made-to-measure blinds included. The contemporary family bathroom is fitted with a stylish suite comprising a vanity wash hand basin and bath with rainfall shower over. The room is finished with attractive textured tiling, fully tiled walls and a heated towel rail, creating a modern and stylish space. The landing also benefits from a useful storage cupboard and access to a partially boarded loft space, complete with lighting and a fitted loft ladder, providing convenient additional storage. To the front, the property benefits from a generous driveway providing ample off-street parking, which continues alongside the property towards the rear. The rear garden has been designed with low maintenance in mind and offers a fantastic blank canvas for a purchaser to create their own outdoor space, whether that be a relaxing seating area, entertaining space or landscaped garden. Tadcaster Road is conveniently positioned within the popular suburb of Woodseats, offering a great balance of local amenities and access to open green spaces. The nearby Chesterfield Road provides a variety of independent shops, supermarkets, cafés, restaurants and everyday conveniences. There are a number of well-regarded schools in the surrounding area, together with regular public transport links providing access to Sheffield city centre and neighbouring suburbs. The beautiful Graves Park is also within easy reach, offering extensive parkland, woodland walks and recreational facilities. With its convenient location, range of amenities and excellent access to the wider city, Woodseats continues to be a popular choice for a variety of buyers.









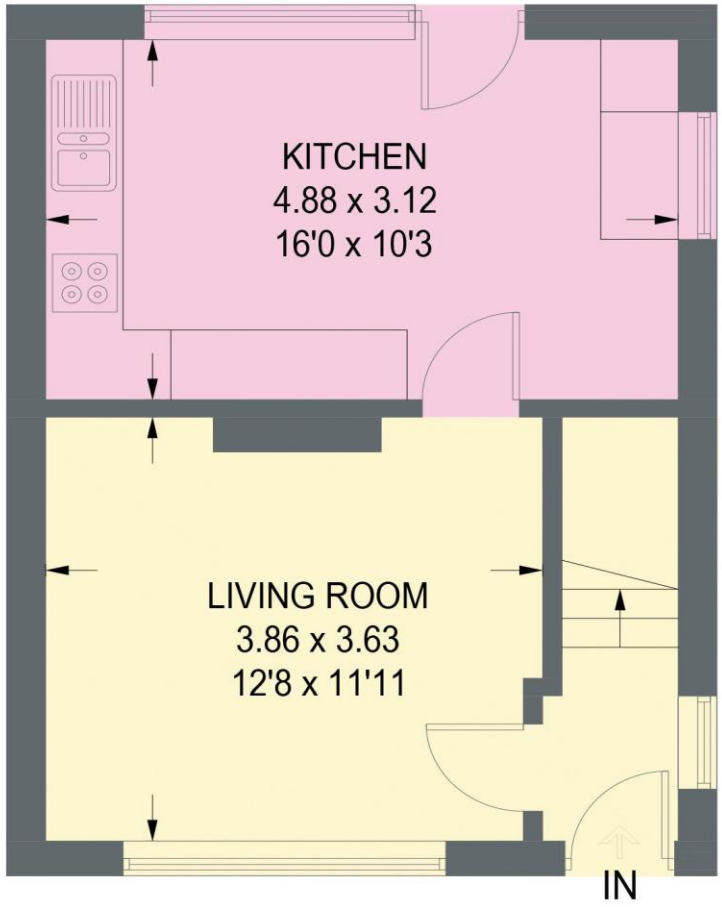
- Semi Detached Family Home
- Light & Airy Modern Interior
- 3 Bedrooms
- Contemporary Kitchen & Bathroom
- Spacious Dining Kitchen
- Popular Location in Woodseats, S8
- Low Maintenance Rear Garden
- Generous Driveway
- Freehold
- Council Tax Band B, EPC Rating TBC

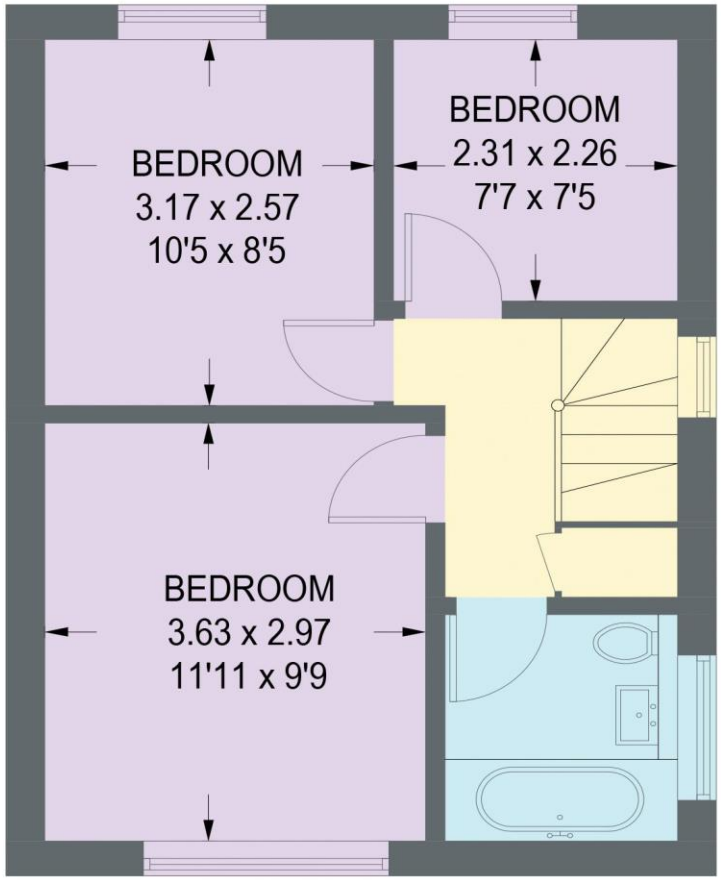




58 TADCASTER ROAD

APPROXIMATE GROSS INTERNAL AREA = 67.9 SQ M / 731 SQ FT





GROUND FLOOR
34.1 SQ M / 367 SQ FT

FIRST FLOOR
33.8 SQ M / 364 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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