



111 Harvey Clough Road, Sheffield, S8 8PF

Saxton Mee

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Chain Free

£170,000

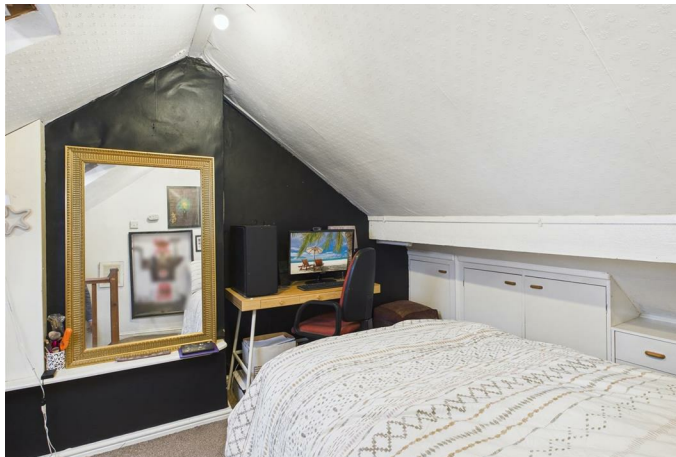
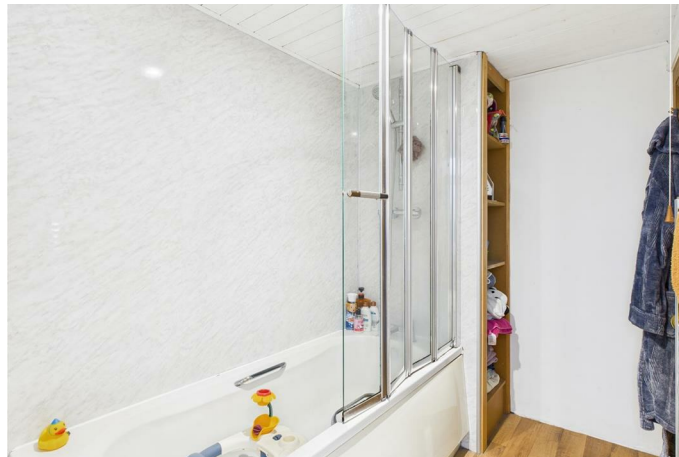
This excellent mid terraced house is the perfect opportunity for a first time buyer or divorcee to acquire a nicely presented and sensibly priced property which is favourably located within this popular and established residential area close to a host of local amenities including renowned schooling, shops and regular bus service to the city centre.

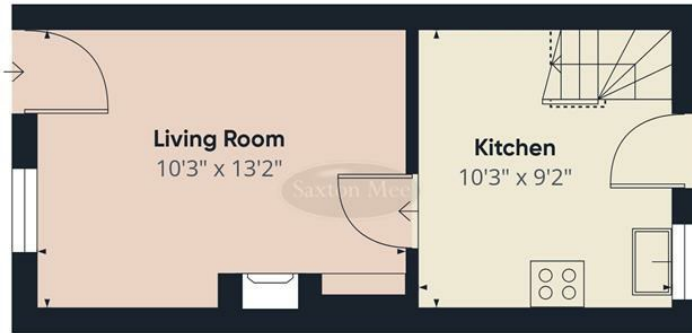
Standing only a stones throw from the renowned Graves Park and within easy reach of St James and Heeley Retail Parks, the property has uPVC double glazing and gas fired central heating via a combination boiler which was installed in 2021 and briefly comprises of a good size living room with feature brickwork to the chimney breast, well equipped kitchen, landing, nicely proportioned double bedroom with feature period style fireplace, bathroom with a white suite with shower over the bath. Second floor loft area which is utilised as an occasional and versatile area (although it should be noted that this was converted many years ago and cannot be classed as a bedroom as it has no building regulations).

Outside: sitting out area/yard to the rear with two most useful brick outhouses/stores.

- Nicely presented and sensibly priced
- Perfect for the first time buyer/divorcee/investor
- Gas central heating and uPVC double glazing
- Good size lounge
- Large bedroom
- Second floor occasional area
- Yard and outhouse to the rear
- Viewing recommended
- EPC: C
- Council Tax Band: A / Tenure: Freehold



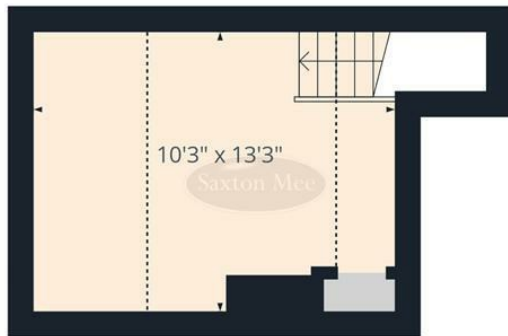




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
558 ft²
Reduced headroom
60 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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