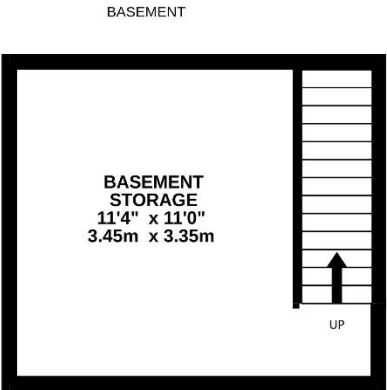
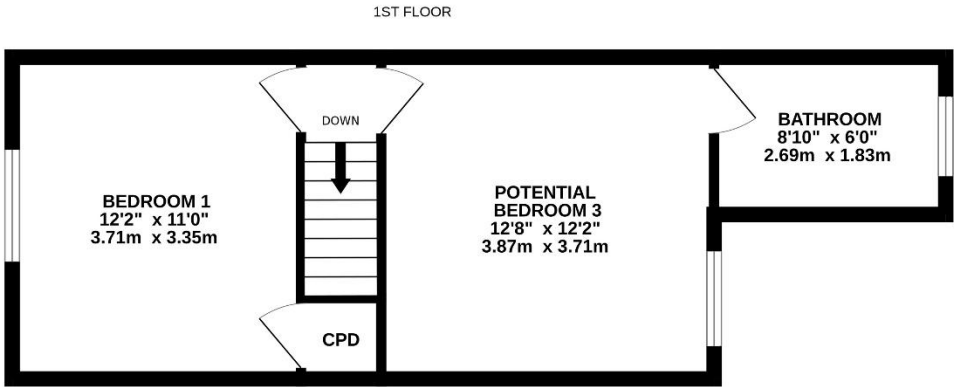




GAMSTON ROAD, SHEFFIELD, S8 0ZL



GAMSTON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

THIS TWO DOUBLE BEDROOM MID-TERRACE PROPERTY IS A FANTASTIC SIZE BUT ALSO HAS THE POTENTIAL TO BECOME A THREE DOUBLE BEDROOM PROPERTY WITH SOME SIMPLE MINOR WORKS. THE PROPERTY IS ARRANGED WITH THE LIVING ROOM, KITCHEN AND BEDROOM TWO ON THE GROUND FLOOR WITH THE PRIMARY DOUBLE BEDROOM, FAMILY BATHROOM AND A SECOND RECEPTION ROOM (THAT HAS THE POTENTIAL TO BECOME A THIRD DOUBLE BEDROOM) SITUATED ON THE FIRST FLOOR. THE PROPERTY ALSO BENEFITS FROM A BASEMENT STORAGE AREA. THERE IS A SMALL REAR GARDEN/SEATING AREA AND A SUMMERHOUSE. THIS PROPERTY IS A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR BUY-TO LET INVESTORS AS RENTAL OPTION.

Property Tenure: Leasehold Council Tax Band: A EPC Rating: D/65

Offers Over £185,000

LIVING ROOM

Measurements – 12'8" x 12'2"

The living room to the rear of the ground floor is a good size with wood effect laminate flooring and sits adjacent to the kitchen.



KITCHEN

Measurements – 8'10" x 6'0"

The kitchen to the rear of the ground floor has an L-shaped layout in terms of its cupboards and worktops with a built-in oven, hob and extractor and room for an under-counter fridge/freezer and is plumbed for a dishwasher or washing machine. There is access from the kitchen to the rear yard.



GROUND FLOOR BEDROOM

Measurements – 12'2" x 11'0"

The ground floor double bedroom is located to the front of the property with a feature fireplace and wood effect laminate flooring.

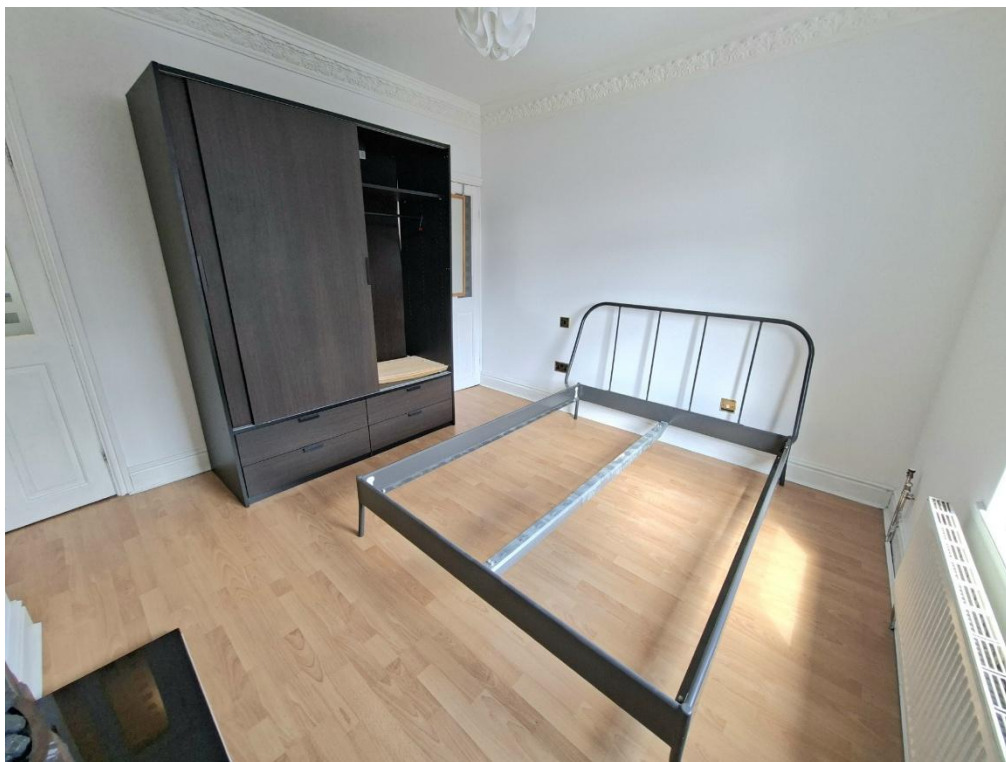


BEDROOM TWO

Measurements – 12'2" x 11'0"

The second double bedroom is situated to the front of the first floor also with a feature fireplace and wood effect laminate flooring.





SECOND RECEPTION ROOM/POTENTIAL THIRD BEDROOM

Measurements – 12'8" x 12'2"

This second reception room has the potential to become a third double bedroom with some simple stud framed partition works so as to create access to the family bathroom and have self-contained third bedroom.



FAMILY BATHROOM

Measurements – 8'10" x 6'0"

This great family bathroom is in excellent condition with both separate bath and shower, floor to ceiling tiled wall, tiled flooring and a heated towel rail/radiator.



REAR EXTERNAL





ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Leasehold

Local authority – Sheffield City Council

Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 16:00



MAIN CONTACTS

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