



Parson Cross Road, Sheffield, S6

Asking Price £185,000

- NO CHAIN
- SOUGHT AFTER LOCATION
- EXCELLENT LOCAL AMENITIES
- THREE BEDROOM MID TERRACE HOME
- TRANSPORT AND MOTORWAY LINKS CLOSEBY
- LEASEHOLD WITH 707 YEARS REMAINING
- OFF ROAD PARKING TO THE REAR
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND A £1,593

Parson Cross Road, Sheffield, S6

**** NO CHAIN - VIEWING ESSENTIAL **** A beautifully presented three double bedroom mid-terrace property, offering off-road parking to the rear and a lovely enclosed garden, situated on Parson Cross Road, close to the ever-popular Wadsley Bridge area. Perfect for first-time buyers or downsizers alike, this home is ready to move straight into and has been finished to a high standard throughout, further benefiting from a newly installed boiler, fuse box, and kitchen. The accommodation briefly comprises an entrance hallway, a cosy lounge, and a stylish open-plan kitchen dining room. To the first floor are two generous double bedrooms and a modern family bathroom, with stairs rising to a spacious third attic bedroom. Ideally located close to excellent local amenities, well-regarded schools, and convenient transport and motorway links.



Council Tax Band: A



ENTRANCE HALLWAY

Enter via a composite entrance door into the welcoming hallway, featuring carpeted flooring, a ceiling light point, and a central heating radiator. Stairs rise to the first floor, and there is a solid door leading to the kitchen/dining room, as well as open access into the lounge.

LOUNGE

A bright lounge with a uPVC double-glazed bay window to the front elevation, featuring a charming fireplace, carpeted flooring, a ceiling light point, and a central heating radiator.

KITCHEN DINING ROOM

A brand new modern kitchen featuring navy wall, base, and drawer units with marble-effect worktops and matching upstands. There is a single sink and drainer beneath a uPVC double-glazed window overlooking the rear garden. The kitchen includes integrated appliances, such as the oven and hob with extractor above, all brand new and never been used. There is also space and plumbing for a washing machine and an upright fridge freezer. A solid door leads to the under-stair storage cupboard with lighting. There is ample space for a dining table and chairs, with a hanging feature ceiling light above, complemented by a strip light, vinyl flooring, and a central heating radiator. A part-obscure glazed door provides access to the rear garden.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A spacious primary bedroom with a uPVC double-glazed window to the front elevation, carpeted flooring, a ceiling light point, and a central heating radiator.

BEDROOM TWO

A further double bedroom with a uPVC double-glazed window to the rear elevation, carpeted flooring, a ceiling light point, and a central heating radiator.

FAMILY BATHROOM

A modern family bathroom comprising a WC and wash hand basin set within a vanity storage unit, along with a built-in storage cupboard. There is a bath with a wall-mounted overhead shower, additional handheld attachment, and glass screen. A uPVC obscure double-glazed window to the rear elevation provides natural light, and the room is finished with fully tiled walls, a vertical heated towel rail, vinyl flooring, and recessed ceiling spotlights.

FIRST FLOOR LANDING AND STAIRS

With carpeted flooring and a ceiling light point, this area provides access via solid doors to the two first floor bedrooms, the family bathroom, and a separate door leading to the stairs rising to the attic bedroom.

STAIRS RISING TO THE ATTIC

ATTIC BEDROOM THREE

A spacious attic bedroom featuring two Velux windows to either side, useful under eaves storage, carpeted flooring, a combination of ceiling light point and spotlights, and a central heating radiator.

PARKING

Accessed via a shared driveway to the left-hand side of the property, an iron gate provides entry into the rear garden, which also features off-road parking for one vehicle at the end.

REAR GARDEN

A paved entertaining area extends directly from the kitchen dining room, leading onto a predominantly lawned garden. A paved pathway runs through the garden to a further seating area at the rear, complemented by a raised rockery bed. The driveway can be accessed via a side iron gate, and the garden is enclosed by a combination of fence and hedge boundaries.

FRONT GARDEN

A gate provides access to the front of the property, which is enclosed by low brick wall boundaries.

DISCLAIMER

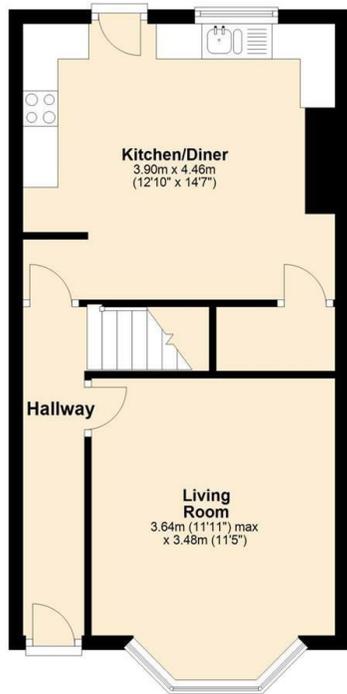
1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





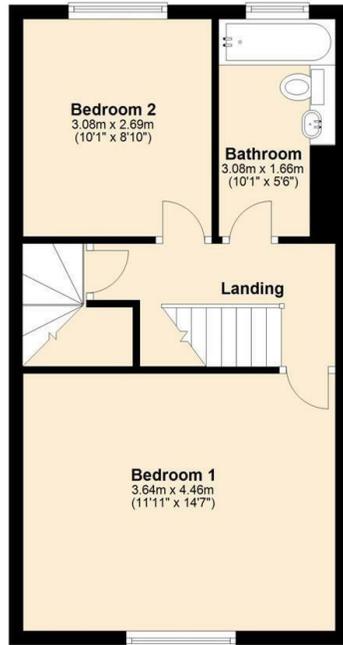
Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



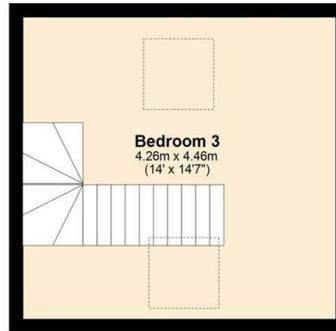
First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



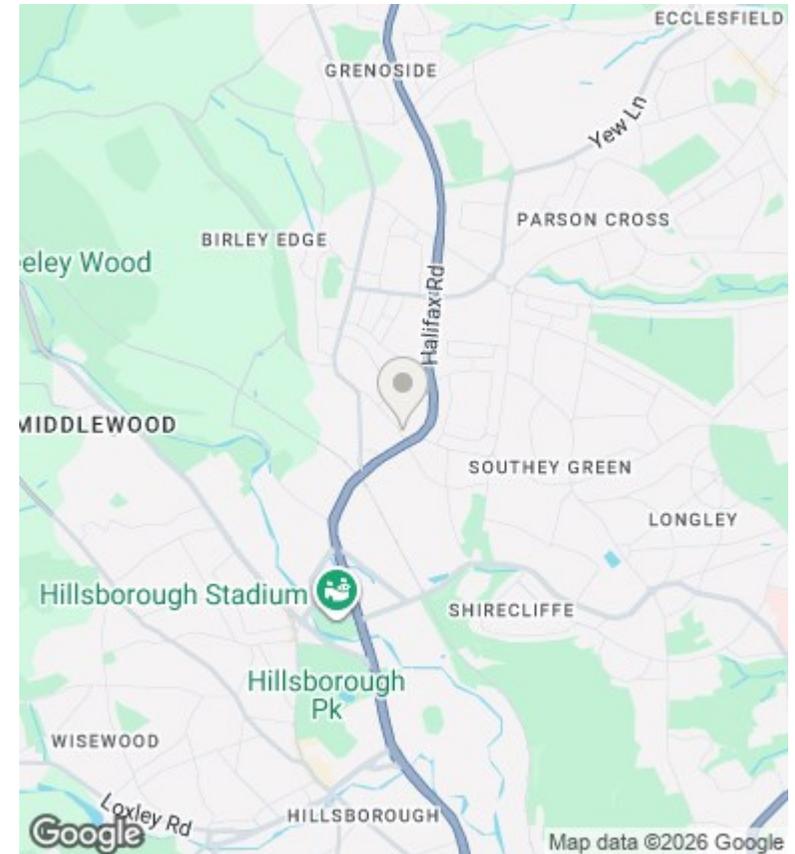
Second Floor

Approx. 19.0 sq. metres (204.4 sq. feet)



Total area: approx. 96.5 sq. metres (1038.2 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	