



## Tadcaster Road, Sheffield, S8

Asking Price £230,000

- NO CHAIN
- POPULAR LOCATION
- COUNCIL TAX BAND B - £1,764.50
- THREE BEDROOM SEMI DETACHED HOME
- GREAT AMENITIES CLOSE BY
- SPACIOUS ROOMS THROUGHOUT
- ENCLOSED FRONT AND REAR GARDENS
- LEASEHOLD
- GOOD TRANSPORT LINKS

# Tadcaster Road, Sheffield, S8

**\*\*NO CHAIN\*\*** United Homes are delighted to bring to the sales market this attractive three bedroom semi-detached property. Located in the sought after residential area of Woodseats, with its many local amenities and shops, bars and parks all within walking distance. Well-presented throughout this great property briefly comprises of; Entrance hallway; Lounge; Kitchen/ Diner; Three good sized bedrooms; Family bathroom. To the outside; The front has a lawn area and pebbled area to the side providing off-road parking; Enclosed lawn area, paved and decked rear garden.



Council Tax Band: B



### **ENTRANCE HALLWAY**

This lovely property is accessed through the front facing uPVC double glazed door leading into the entrance hallway, comprising of; Carpet flooring; uPVC double glazed window to the side elevation; Ceiling light point; Central heating radiator; Stairs rising to first floor; Solid door leading into the Lounge;

### **LOUNGE**

A well presented lounge with; Electric feature fireplace with wooden surround and marble back and hearth; uPVC double glazed window to the front elevation; Central heating radiator Carpeted flooring; Ceiling light point; Power and aerial sockets; Solid door leading to the kitchen;

### **KITCHEN DINING ROOM**

This spacious family dining kitchen has; A good range of cream wall, base and drawer units with wood effect roll top work surfaces; Built in electric oven with a four ring electric hob and extractor hood above; Space and plumbing for washing machine and Fridge Freezer; Tiled splash backs; Stainless steel single sink and drainer with mixer tap; Space for dining table and chairs; Ceiling light; Central heating radiator; uPVC double glazed window to the rear elevation; Vinyl flooring; Power sockets; Half uPVC double glazed door leading to the rear garden;

### **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

The attractive bedroom one is spacious in layout and has; An uPVC double glazed window to the front elevation; Carpet flooring; Central heating radiator; Ceiling light point; Power and aerial sockets;

### **BEDROOM TWO**

Another beautifully presented room with; uPVC double glazed window to the rear elevation; Carpet flooring, Central heating radiator; Ceiling light point; Power sockets;

### **BEDROOM THREE**

Bedroom three comprises of; uPVC double glazed window to the rear elevation; Carpet flooring; Central heating radiator; Ceiling light point; Power sockets;

### **SHOWER ROOM**

The family shower room comprises of; White pedestal wc and sink with mixer taps; Double width shower enclosure with a wall mounted electric shower with side screen doors; Tiled walls; uPVC obscure double glazed window to the side elevation; Central heating radiator; Vinyl flooring;

### **FIRST FLOOR LANDING AND STAIRS**

Having; White painted handrail and balustrade; uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light; Power sockets; Solid doors to all three bedrooms, the family shower room and storage cupboard housing the boiler;

### **FRONT GARDEN**

The front of the property has; A driveway providing off-road parking; A lawn area; pebbled area to the side of the property;

### **REAR GARDEN**

The rear of the property is accessed by a pebbled side pathway; The enclosed rear garden is low maintenance with; Lawn area to end; Paved seating area; Decking area;

### **ADDITIONAL INFORMATION**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the

information provided is as accurate as possible but are not liable for any miscommunication.





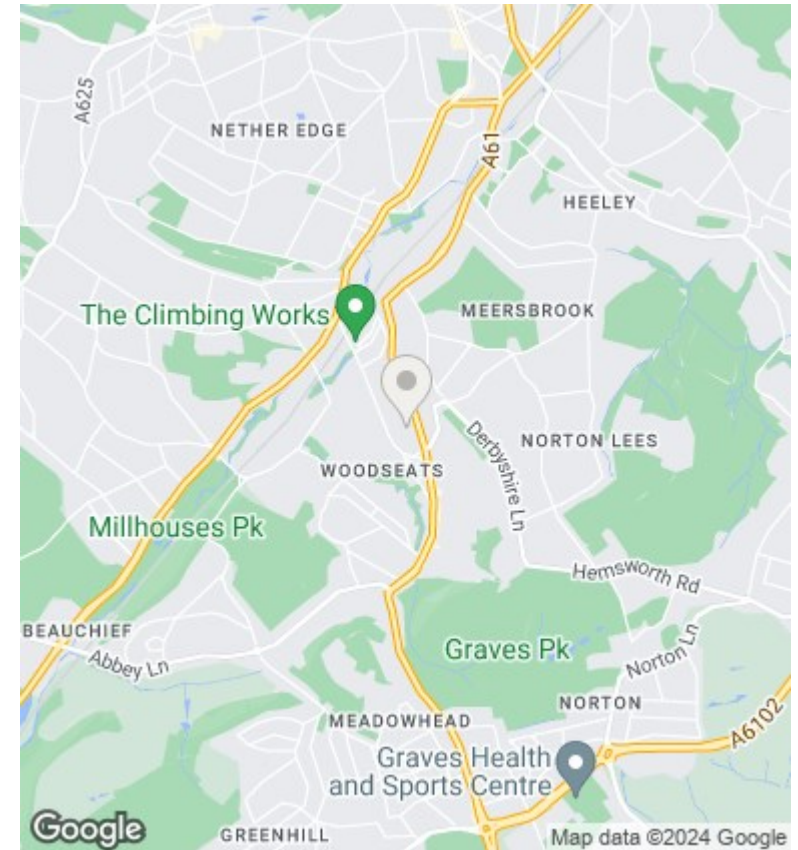
## Directions


## Viewings

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

## Council Tax Band

B



| Energy Efficiency Rating                           |           |   |
|--|-----------|---|
|  | Current   | Potential   |
| <i>Very energy efficient - lower running costs</i> |           |   |
| (92 plus) <b>A</b>                                 |           | <b>88</b>   |
| (81-91) <b>B</b>                                   | <b>73</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  |