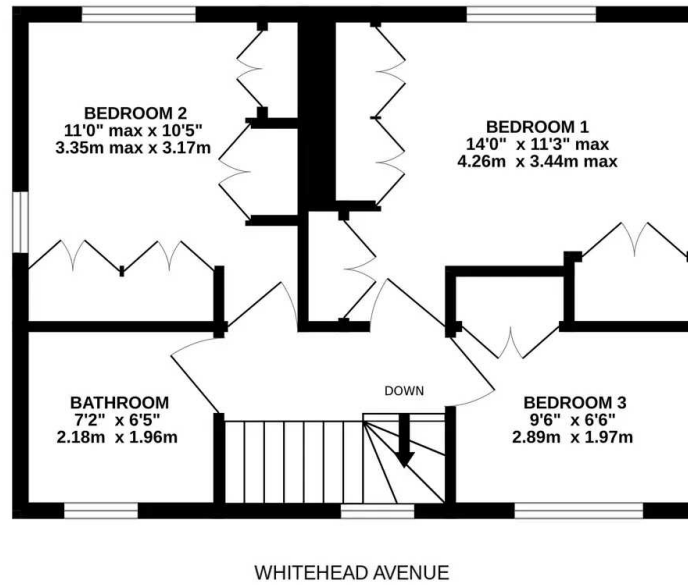
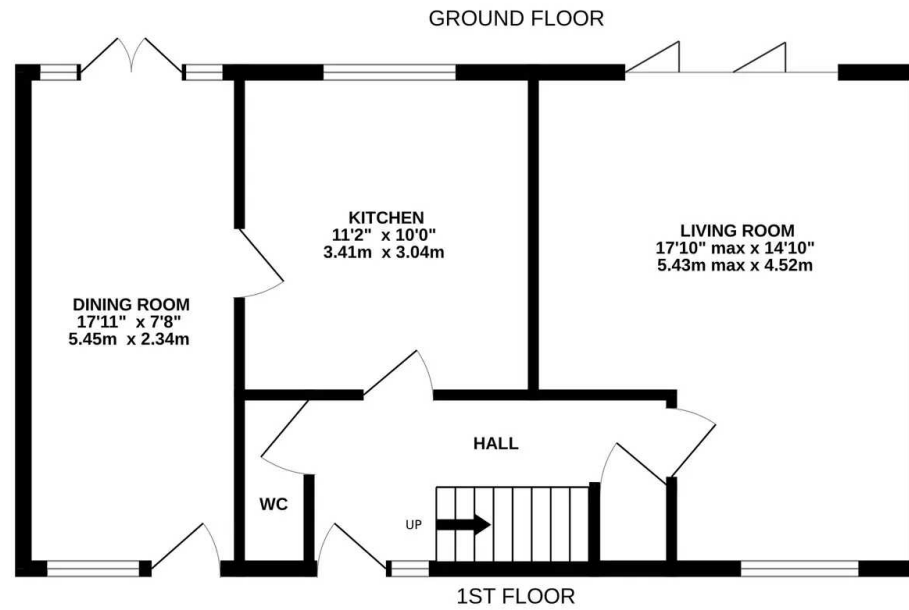




**Whitehead Avenue, Deepcar**

Sheffield

Offers in Region of **£190,000**



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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## Whitehead Avenue

Deepcar, Sheffield

AN EXCELLENTLY PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY, PRESENTED IN A LOVELY CONDITION OFFERING GENEROUS YET LOW MAINTENANCE GARDENS TO THE FRONT AND REAR. WITH A WEALTH OF VERSATILE ACCOMMODATION OVER TWO FLOORS ON THIS HIGHLY REGARDED AREA CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. THE ACCOMMODATION IS AS FOLLOWS; To the ground floor, entrance hallway, downstairs W.C., fitted kitchen, spacious L shaped living room and dining room. To the first floor, there are three bedrooms including two double bedrooms with fitted wardrobes and modern family bathroom. Outside there are generous low maintenance gardens to the front and rear, with terraced garden to the rear with decking. The EPC rating is C-72 and the council tax band is A.





### **ENTRANCE**

Entrance gained via composite and obscure glazed door into the entrance hallway.

### **ENTRANCE HALLWAY**

With inset ceiling spotlights, central heating radiator, tiled floor and staircase rising to the first floor with useful storage space underneath. Here we gain access to the following rooms.

### **DOWNSTAIRS W.C.**

Comprising of a level W.C. and ceiling light.

### **KITCHEN**

With a range of wall and base units in a wood effect with contrasting worktop. There is space for a range cooker with chimney style extractor fan over, plumbing for a washing machine and built in under cupboard fridge. There are inset ceiling spotlights, continuation of the tiled floor and uPVC double glazed window to the rear. Here we also find the Worcester boiler. A uPVC and obscure glazed door opens through to the dining room.

### **DINING ROOM**

An addition to the home, this versatile space is currently used as a dining area however it could make an ideal gym or similar. Natural light is gained via uPVC double glazed window to the front and twin French doors in uPVC with matching glazed side panels giving access to the rear garden, there is a uPVC and obscure glazed door to the front also giving separate access which may make it suitable for business uses also, given the necessary consents. There are two ceiling lights and central heating radiator.



### LIVING ROOM

An excellently proportioned principal reception space in an L shaped configuration, with ample room for dining table and chairs if so desired. There are three ceiling lights, two contemporary vertical radiators, wood effect laminate flooring and natural light is gained via uPVC double glazed window to the front enjoying views across the valley. There are also three panel aluminium bi fold doors giving access to the rear garden.

### FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing with spindle balustrade, ceiling light, uPVC double glazed window to the front and access to the loft via a hatch. Here we gain access to the following rooms.

### BEDROOM ONE

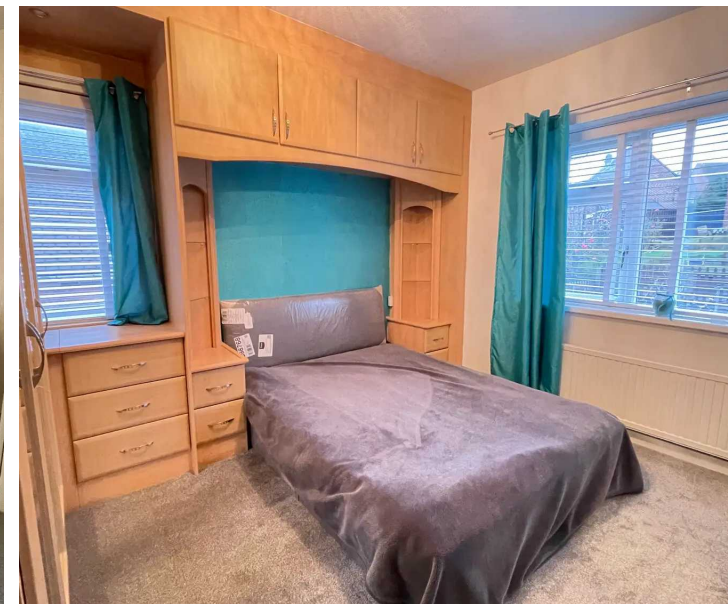
An excellently proportioned double bedroom with an abundance of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear.

### BEDROOM TWO

A further double bedroom and with fitted wardrobes and furniture. There is ceiling light, central heating radiator and uPVC double glazed windows to both the side and rear elevations.

### BEDROOM THREE

A front facing bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.





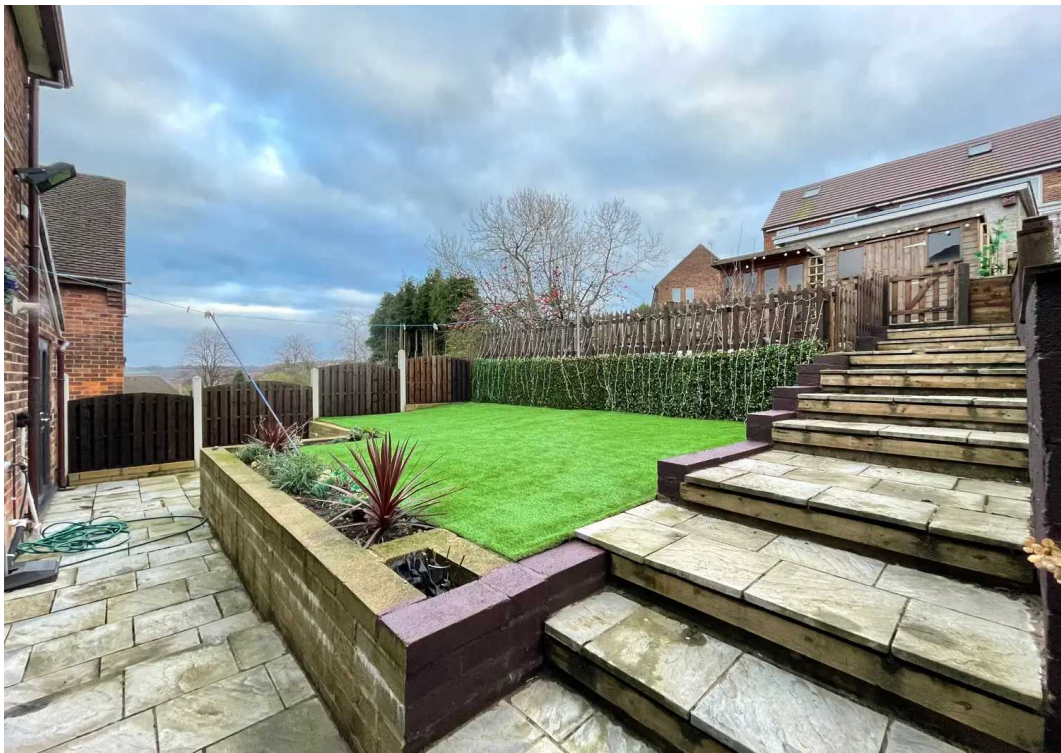
### BATHROOM

A modern family bathroom with a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap and concertina glazed shower screen with a Briston electric shower over. There is ceiling light, full tiling to the walls, laminate effect flooring, chrome towel rail/radiator and obscure uPVC double glazed window to the front.

### OUTSIDE

To the front of the home is a generous, yet low maintenance garden which has been amended to be predominantly artificial grass with a central path and perimeter flower beds. There is space for storage of the bins and potential for off street parking given necessary planning and consents. To the rear there is a well sized garden in a terraced configuration. Immediately behind the home is a flagged area accessed via the bi fold doors from the living room, steps then lead up to the artificial grass space and further access to the growing area which is fully enclosed with space for vegetables or similar, beyond which the top area has an enclosed wooded decked area with provided space for a summer house and shed.









## **ADDITIONAL INFORMATION**

We are informed by the vendor that the EPC Rating is C-72, the council tax band is A, and the property is Freehold.

## **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

## **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

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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 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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