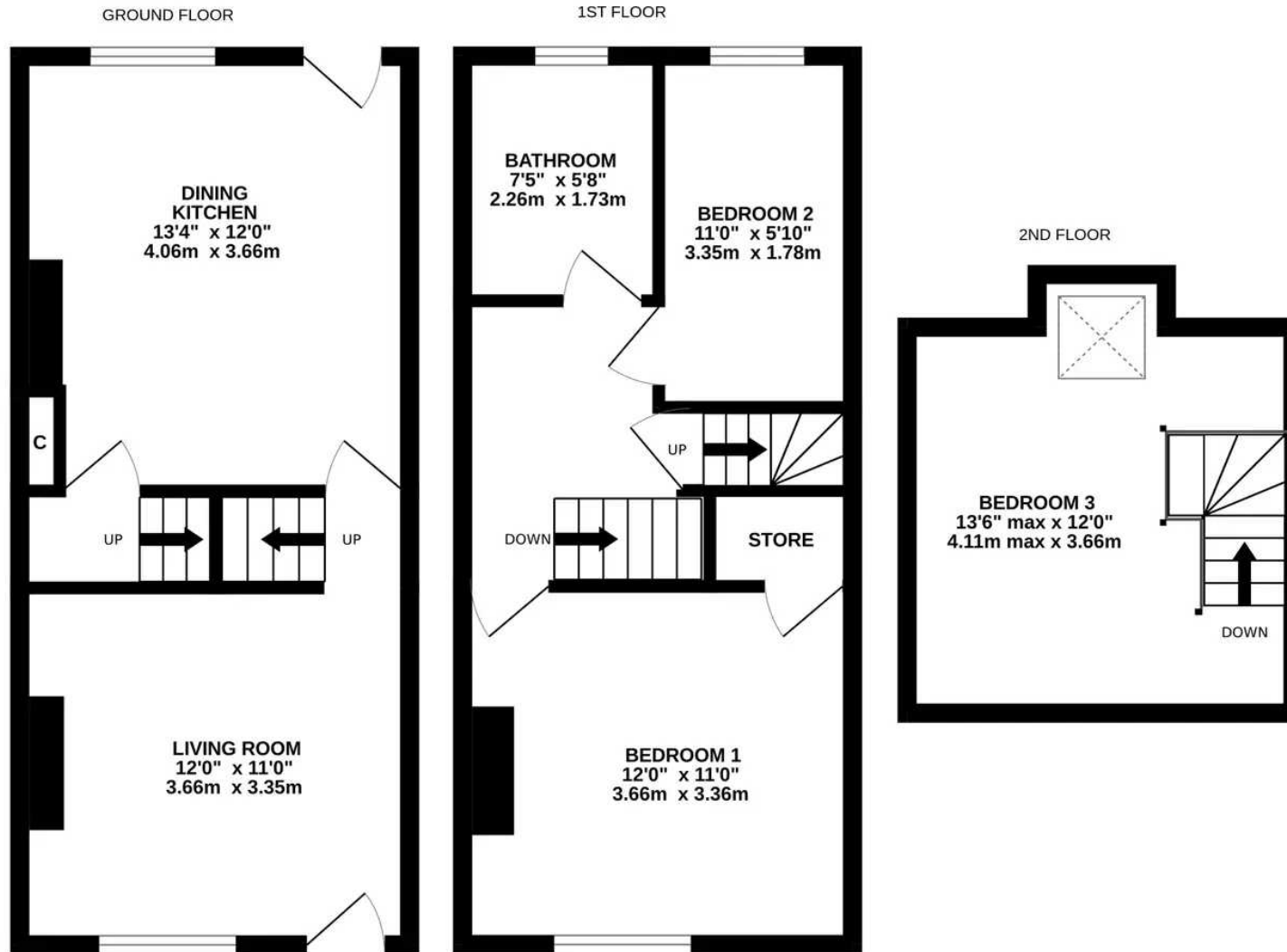




# Harvey Street, Deepcar

Sheffield

Offers in Region of **£125,000**



HARVEY STREET

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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## Harvey Street

Deepcar, Sheffield

A WELL PRESENTED AND WELL PROPORTIONED THREE BEDROOM TERRACE PROPERTY ON THIS QUIET NO THROUGH ROAD, WITH EASE OF ACCESS TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. OFFERING GENEROUS ACCOMMODATION THE CONFIGURATION IS AS FOLLOWS; To the ground floor, living room, dining kitchen and access to the cellar. To the first floor there are two bedrooms and modern family bathroom and to the second floor there is a further double bedroom. Houses of this type are in high demand and we recommend an early viewing. The EPC rating is D-57 and the council tax band is A.





### ENTRANCE

Entrance gained via uPVC door with obscure glazed panel over into the living room.

### LIVING ROOM

A front facing reception space with ceiling light, coving to the ceiling, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front. Door opens through to the inner hallway, with staircase rising to the first floor. A further door opens through to the dining kitchen.

### DINING KITCHEN

Positioned to the rear of the home this dining kitchen has ample space for a dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting laminate worktops and tiled splashbacks with continuation of the wood effect laminate flooring. There is space for a cooker, plumbing for a washing machine, a one and half bowl stainless steel sink with chrome mixer tap over, extractor fan over the cooker and space for a free standing fridge freezer. The room has ceiling light, central heating radiator, uPVC double glazed window to the rear and obscure and double glazed door giving access to the rear garden. A door opens to the stairs which descend to the cellar which provides further useful storage space.



### FIRST FLOOR LANDING

From the inner hallway, the staircase rises to the first floor landing with spindle balustrade and ceiling light. Here we gain access to the following rooms.



### **BEDROOM ONE**

A front facing double bedroom with ceiling light, central heating radiator, uPVC double glazed window to the front and access to cupboard underneath the stairs.

### **BEDROOM THREE**

With ceiling light, central heating radiator and uPVC double glazed window to the rear.

### **BATHROOM**

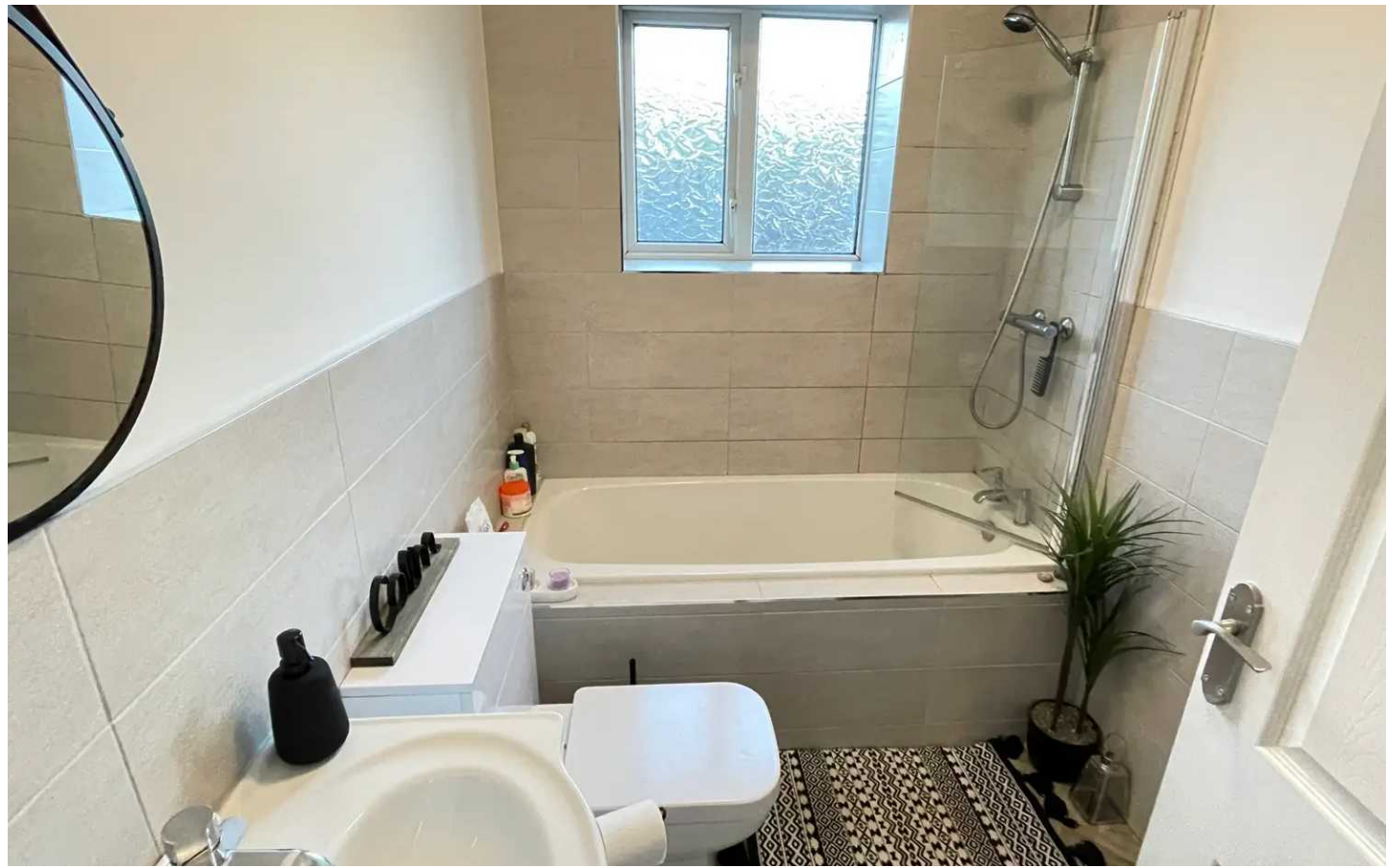
A modern family bathroom comprising a three piece white suite in the form of close coupled W.C., basin sat within a vanity unit with chrome mixer tap over and bath with chrome mixer tap and mains fed mixer shower above with glazed shower screen. There is ceiling light, extractor fan, part tiling to the walls and chrome towel rail/radiator.

### **BEDROOM TWO**

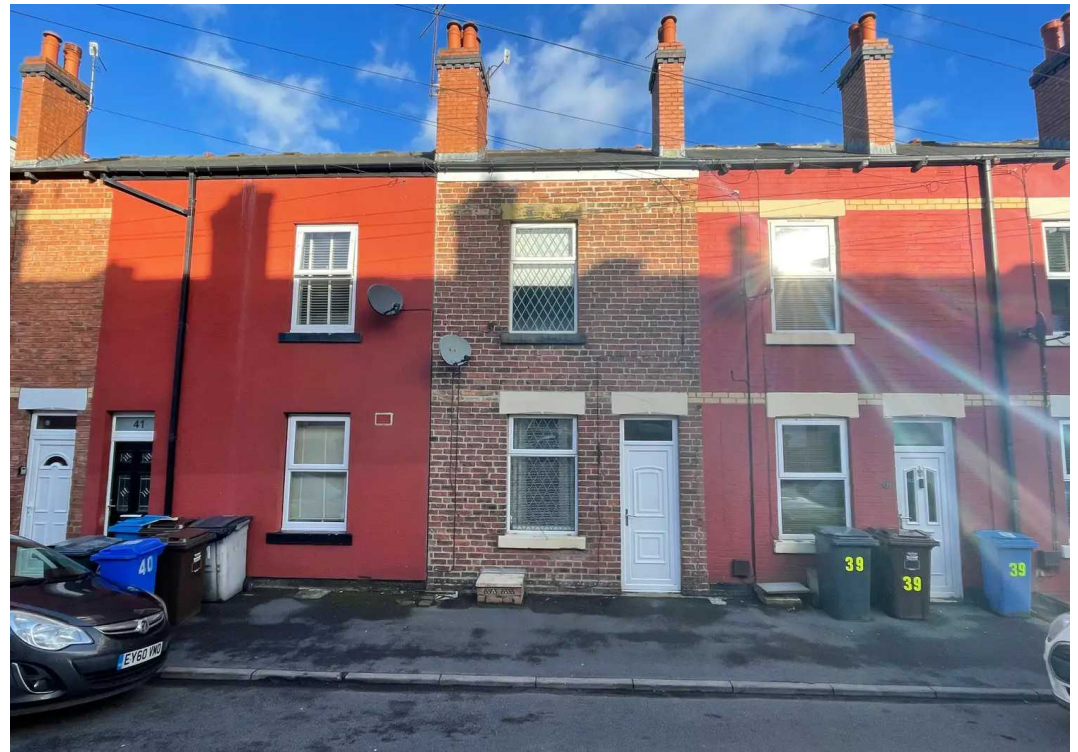
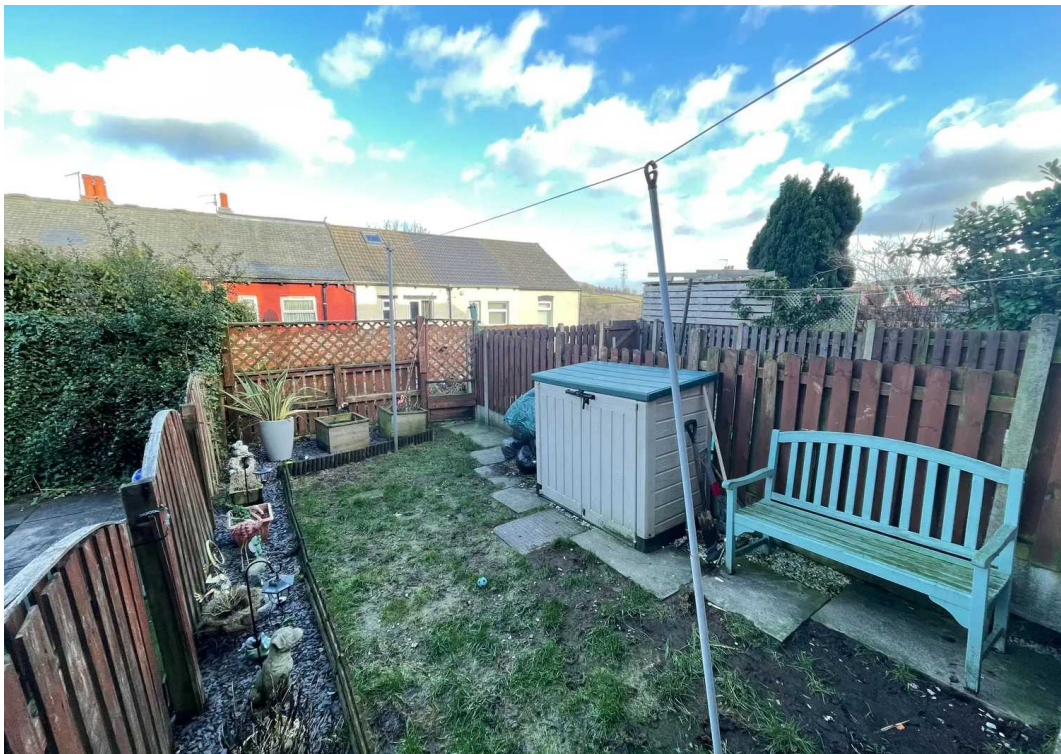
From the landing a door opens through to the staircase which rises and turns to the second floor, where we find bedroom two. A further double bedroom with spindle balustrade around the staircase, wall light, central heating radiator and skylight to the rear.

### **OUTSIDE**

To the rear is an enclosed garden, with lawned space and low maintenance gravelled beds with perimeter fencing and gate giving rear access out.









### **ADDITIONAL INFORMATION:**

We are informed by the vendor that the property is Freehold, and the EPC Rating is D-57 and the council tax band is A.

### **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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **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 TIMES**

#### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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