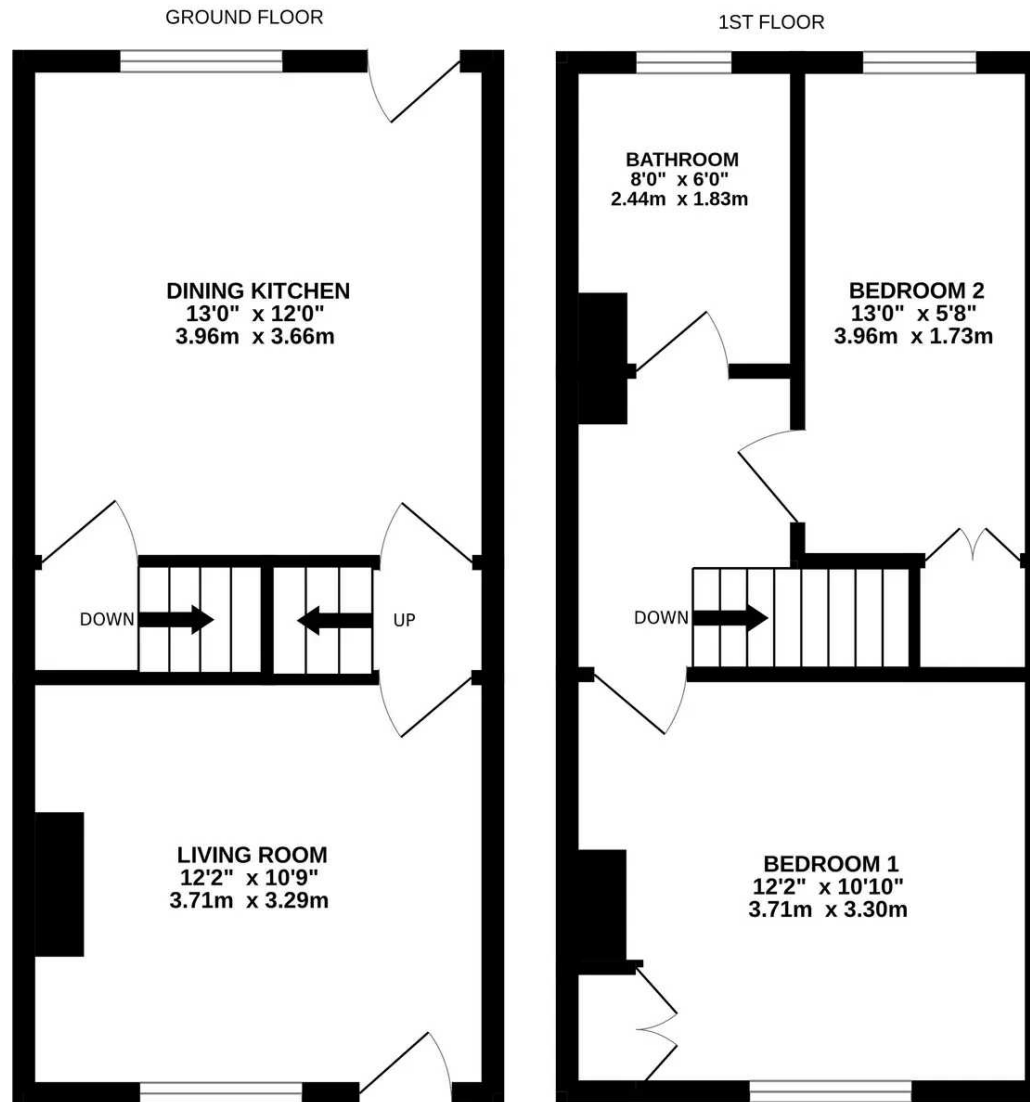




Harvey Street, Deepcar

Sheffield

Offers in Region of **£100,000**



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

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS TWO BEDROOM TERRACE PROPERTY, OCCUPYING A QUIET CUL-DE-SAC POSITION, YET WITHIN EASE OF ACCESS TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, living room, dining kitchen and access to the cellar. To the first floor, there are two bedrooms and family bathroom. Externally, there is an enclosed garden to the rear. The EPC rating is C-72 and the council tax band is A.



ENTRANCE

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

LIVING ROOM

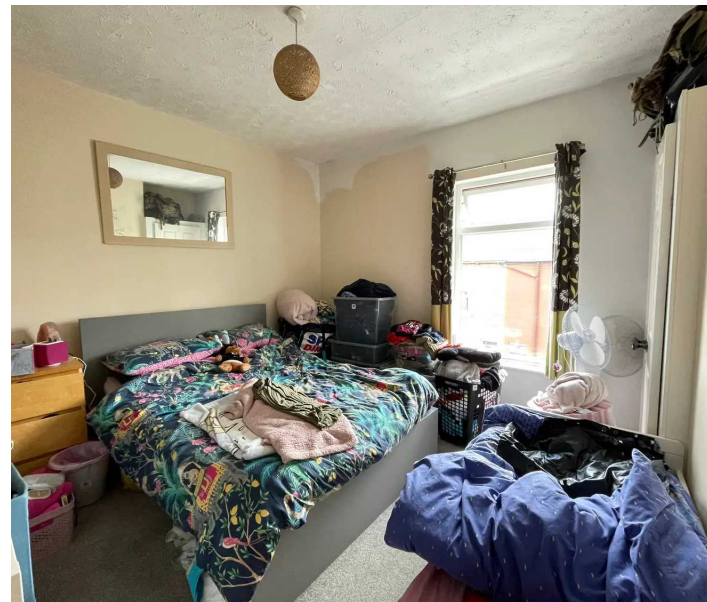
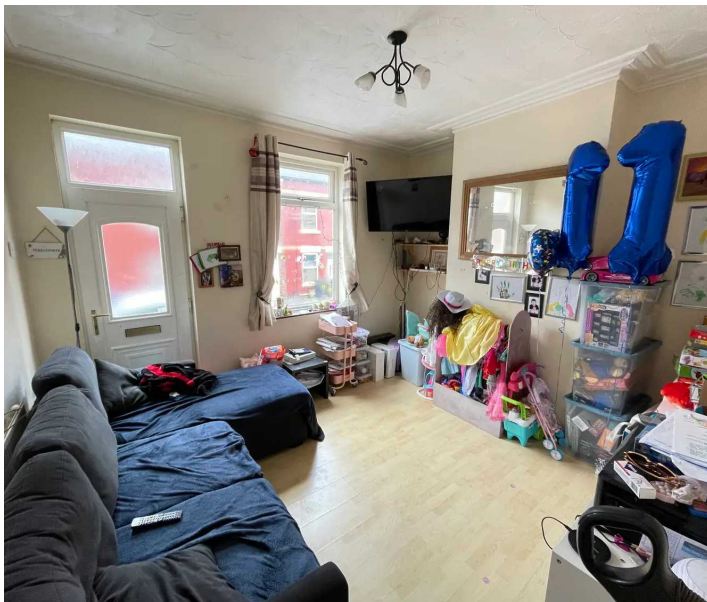
A front facing reception space with ceiling light, coving to the ceiling, central heating radiator, wood effect laminate flooring and uPVC double glazed window. A door opens through to the inner hallway with staircase rising to the first floor and further door opening through to the dining kitchen.

DINING KITCHEN

With ample room for a dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with laminate worktops, tile splashbacks and tiled floor. There is space for a cooker with extractor fan over, plumbing for a washing machine, space for a fridge freezer and a one and a half bowl stainless steel sink with chrome mixer tap over. There is ceiling strip light, central heating radiator, uPVC double glazed window to the rear and uPVC and obscure glazed door giving access to the rear garden. A door opens through to the staircase descending to the cellar.

FIRST FLOOR LANDING

From the inner hallway the staircase rises to the first floor landing, with two ceiling lights, access to the loft via a hatch and here we gain entrance to the following rooms.



BEDROOM ONE

A front facing double bedroom with ceiling light, built in cupboard and central heating radiator.

BEDROOM TWO

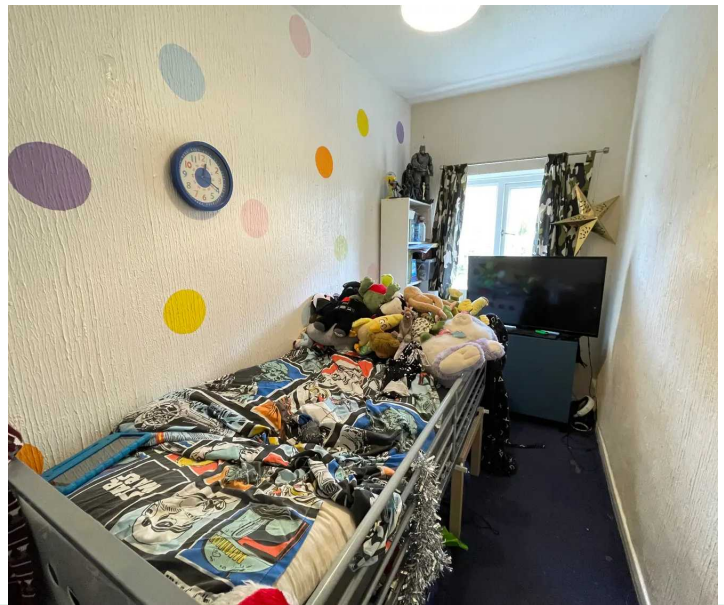
With ceiling light, built in cupboard, central heating radiator and uPVC double glazed window to the rear.

BATHROOM

Comprising a four piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over, bath with chrome taps and shower enclosure with triton electric shower within. There is ceiling light, extractor fan, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the rear of the home, there is a low maintenance garden space with a flagged patio seating area and hard standing for a shed. Please note there is a right of access for neighbouring properties.



ADDITIONAL INFORMATION

The EPC Rating is C-72 , the Council Tax Band is... and we are informed by the vendor that the property 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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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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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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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