

**Simon Blyth**  
ESTATE AGENTS

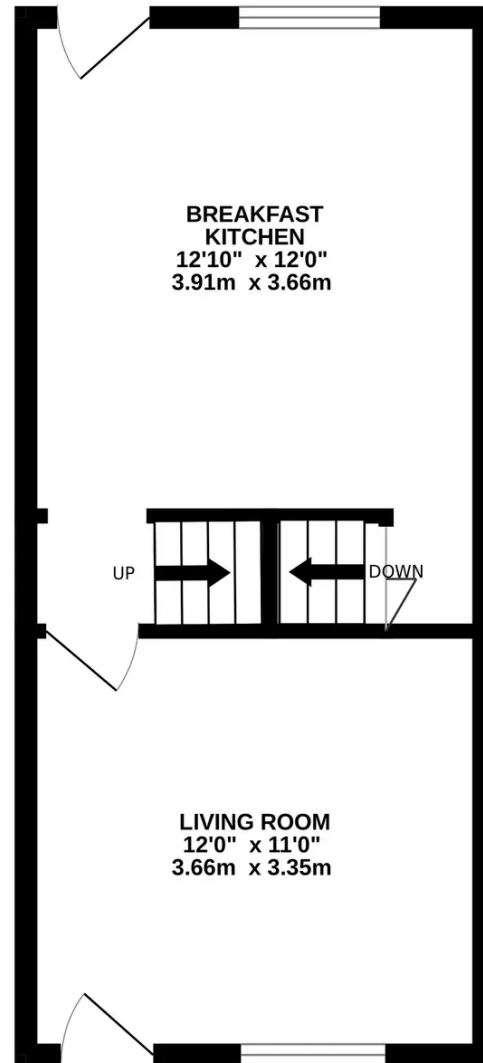


**Harvey Street, Deepcar**

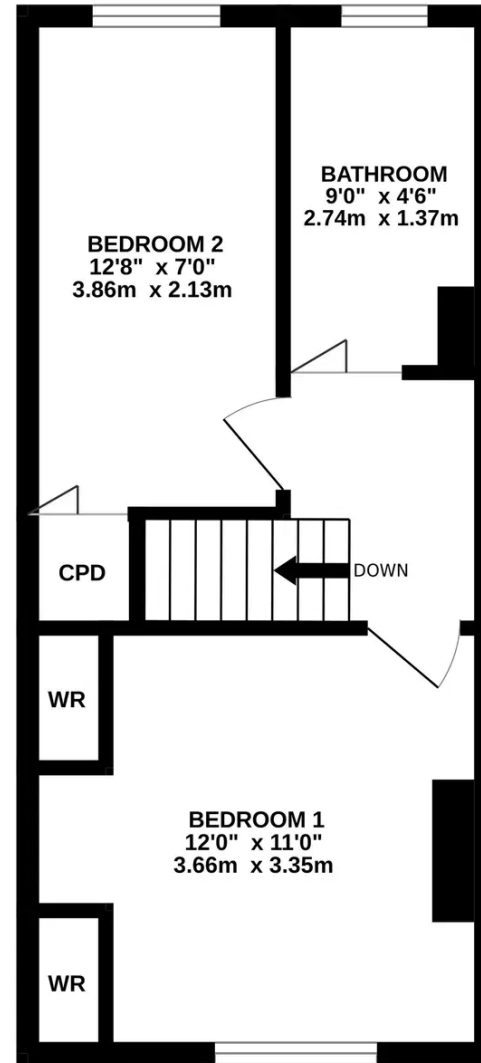
Sheffield

Offers in Region of **£95,000**

GROUND FLOOR



1ST FLOOR



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 MID-TERRACE PROPERTY, SITUATED ON THIS QUIET CUL-DE-SAC POSITION AND CONVENIENTLY POSITIONED CLOSE TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK. THE ACCOMMODATION IS AS FOLLOWS; To the ground floor, living room and breakfast kitchen with access to the cellar. To the first floor, there are two bedrooms and bathroom. Outside, there is a low maintenance garden to the rear. The EPC rating is D-65 and the council tax band is A.







### ENTRANCE

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

### LIVING ROOM

A front facing reception space with the main focal point being a coal effect gas fire set within an ornate surround. There are inset ceiling spotlights, wood effect laminate flooring and uPVC double glazed window to the front. The room also benefits from under floor heating. A door leads through to the inner hallway with staircase rising to the first floor and further doorway leading into the breakfast kitchen.

### BREAKFAST KITCHEN

A well sized breakfast kitchen with seating peninsular, there are wall and base units with wood effect laminate worktops, tile splashbacks and tiled floor. There are integrated appliances in the form of electric stainless steel oven with four burner gas hob and extractor fan over. There is plumbing for a washing machine, space for a tumble dryer, one and a half bowl sink with mixer tap over and housing for a fridge freezer. The room has ceiling light, dado rail, central heating radiator, uPVC double glazed window to the rear and uPVC and obscure glazed door giving access out and further door opening to the staircase which descends to the cellar.

### FIRST FLOOR LANDING

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





### BEDROOM ONE

A double bedroom with fitted wardrobes, ceiling light, coving to the ceiling, dado rail, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front.

### BEDROOM TWO

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

### BATHROOM

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

### OUTSIDE

To the rear is a garden space with part perimeter fencing and space for a shed. Please note there is a right of access across for neighbouring properties.





## **ADDITIONAL INFORMATION**

The EPC Rating is D-65, the council tax band is A and we are informed by the vendor that 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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## **FREE VALUATIONS**

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

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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





## Simon Blyth Estate Agents

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