



24 Dudley Road, Sheffield, S6 1TB

Asking Price £260,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- COUNCIL TAX BAND B £1,597.42
- NO CHAIN
- POPULAR AREA
- LEASEHOLD - 715 YEARS REMAINING
- DOUBLE GLAZED & CENTRAL HEATED
- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO LOCAL TRANSPORT LINKS
- GOOD SIZE REAR GARDEN

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****NO CHAIN**** United Homes are delighted to bring to the sales market this spacious, well-presented three bedroom semi-detached property. Situated in the ever popular village of Middlewood and within walking distance to local shops, cafes, pubs and schools. The frequent tram link from Middlewood terminus, is a minutes' walk away and leads on to the city centre, universities and hospitals. The property briefly comprises of; Lounge; Breakfast Kitchen with Dinning Area; Two double bedrooms; Single bedroom; Family Bathroom; Rear garden; Drive providing off road parking.



Council Tax Band: B



ENTRANCE HALL

The property is accessed via a part glazed entrance door opening to the entrance hallway, with; Wood effect flooring; Central heating radiator; Ceiling light point; Carpeted stairs to the first floor; Solid door to the lounge;

LOUNGE

12'1" x 12'1"

A well-presented lounge with; Double glazed uPVC window to the front elevation; Feature fireplace; Wood effect flooring; Central heating radiator; Ceiling light; Power and aerial sockets; Solid door into the Breakfast kitchen and dinning area;

BREAKFAST KITCHEN AND DINNING AREA

19'7" x 16'1"

The spacious breakfast kitchen comprises of; Wood effect flooring; Cream wall, base and draw units with black roll top work surface incorporating a breakfast bar seating area; Single sink and drainer with mixer tap; Double glazed uPVC window to the rear elevation; Tiled splash backs; Four ring gas hob and electric oven with extractor hood above; Central heating radiator; Ceiling light point; Space and plumbing for a Fridge/ Freezer and washing machine; Power sockets; uPVC door to the rear garden;

The dinning area has; Wood effect flooring; Recessed ceiling spot lights; uPVC obscure double glazed window to the side elevation; Central heating radiator; Power sockets;

STAIRS TO FIRST FLOOR

BEDROOM ONE

14'5" x 10'9"

Spacious bedroom one has; Carpet flooring; uPVC double glazed windows to the rear elevation; Central heating radiator; Ceiling light point; Power and aerial sockets;

BEDROOM TWO

12'8" x 10'0"

Bedroom two comprises of; uPVC double glazed window to the front elevation; Central heating radiator; Carpet flooring; Ceiling light point; Power and aerial sockets;

BEDROOM THREE

8'7" x 5'1"

The good sized third bedroom has; uPVC double glazed window to the front elevation; Carpet flooring; Central heating radiator; Ceiling light point; Power sockets;

FAMILY BATHROOM

10'0" x 6'0"

This family bathroom has; Paneled bath; Separate shower with wall mounted shower and side screen door; Vertical heated towel rail; Wash basin; WC with push button flush; Tiled walls; Laminate flooring; Recessed ceiling spotlights;

STAIRS AND LANDING

Having; Carpet flooring; Ceiling light; uPVC double glazed window to the side elevation; Loft hatch access; Central heating radiator; Open access to recessed storage area; Power sockets; Solid doors to the three bedrooms and to the family bathroom;

REAR GARDEN

Good sized rear garden with decking, paving and lawn areas;

FRONT GARDEN

The front of the property has; Driveway providing off road parking for multiple cars;

ADDITIONAL DETAILS

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.





Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 