



85 Wellcarr Road, Woodseats, Sheffield, S8 8QP

£1,300 PCM

- RECENTLY RENOVATED
- DETACHED FAMILY HOME
- FRONT AND LARGE REAR GARDEN
- SOUGHT AFTER LOCATION
- BOND - £1500
- FOUR DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOMS
- SPACIOUS ROOMS THROUGHOUT
- RENT - £1300
- COUNCIL TAX BAND B - £1,764.50

85 Wellcarr Road, Sheffield S8 8QP

****VIEWING ESSENTIAL - RECENTLY REFURBISHED**** This four bedroom detached family home is located in the well established and popular residential area of Woodseats. With easy access to Graves park, local amenities and public transport links. This spacious Victorian home has benefited from recent renovations with contemporary décor and modernisations.

Briefly the accommodation comprises of entrance hall, spacious lounge with front bay window and decorative fire place, dining room with feature fire place and French doors to the rear garden, and an off shot kitchen modern kitchen with lots of natural light and stairs to first floor. From the landing there is two spacious double bedrooms both benefiting from built in storage, a family bathroom and further stairs. The second floor landing leads to two further double bedrooms both spacious in size and include built in storage, and a shower room. Outside the house is set back from the pavement by way of a small garden area. At the rear there is a tiered garden area with planted beds, laid lawn surrounded by mature shrubs and hedges with a small patio area.



4



2



E

Council Tax Band: B



ENTRANCE HALL

This bright and airy entrance hall is entered via the rear door; Having; Wood effect flooring; Central heating radiator; Freshly painted walls; Solid doors to the under stairs storage, lounge and dining room;

LOUNGE

This spacious lounge compromises of; Front facing large uPVC double glazed bay window; Decorate feature fireplace; Built in shelving; Freshly painted walls; Ceiling light point; Central heating radiator; Wood effect flooring;

DINING ROOM

Another good size reception room; Having; uPVC Patio double glazed doors to rear garden; Decorative red brick fireplace; Built in storage; Wood effect flooring; Central heating radiator; Freshly painted walls; Ceiling light point; Solid door to kitchen;

KITCHEN

This modern kitchen compromises of; Wall, base and drawer units; Sleek marble effect work top and splash back; Integrated electric oven and four ring induction hob with extractor hood above; Stainless steal sink, drainer and tap; Space and plumbing for fridge freezer and washing machine; Providing lots of natural light from the Velux window, rear and side elevations; Wood effect flooring; Central heating radiator; Freshly painted walls; Ceiling light point;

STAIRS/ LANDING

Having; Carpet stairs; Freshly painted walls; Wooden banister and handrail; Ceiling light point; Solid doors to the bedrooms and bathroom;

BEDROOM ONE

Spacious double bedroom one; Having; Front facing double glazed uPVC window; Carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point

BEDROOM TWO

A large second double bedroom; With; Rear facing double glazed uPVC window; Built in storage; Carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point

BATHROOM

This newly fitted three piece suite, compromises of; Paneled bath; Pedestal wash basin with mixer tap; Wc;

uPVC double glazed window to side elevation; Paneled walls to wet areas; Wood effect flooring; Ceiling light point;

STAIRS RISING TO THE SECOND FLOOR

Having; Carpet stairs; Freshly painted walls; Wooden banister and handrail; Ceiling light point; Solid doors to the bedrooms and the shower room;

BEDROOM THREE

A further generous size double bedroom; Includes; Front facing double glazed uPVC window; Under eave storage; Carpet flooring; Central heating radiator; Freshly painted walls; Spot lights;

BEDROOM FOUR

The fourth double bedroom compromises of; Painted paneled walls; Rear facing double glazed uPVC window; Built in storage; Carpet flooring; Central heating radiator; Freshly painted walls; Spot lights;

SHOWER ROOM

Having; uPVC double glazed window to side elevation; Step up to shower enclosure with wall mounted shower and side screen doors; Black marble effect panel to wet areas; Tiled walls; Wash basin and pedestal sink; Wood effect flooring;

OUTSIDE

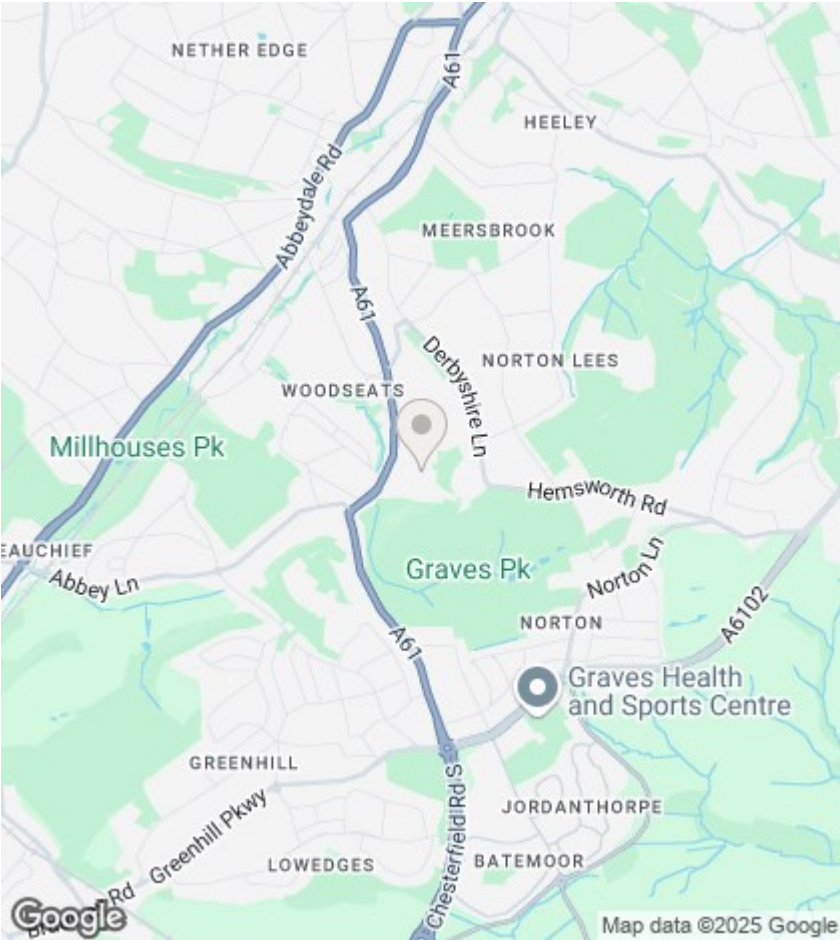
The exterior to this detached family home has exposed red brick to the side elevation and white rendering to the front. The property benefits from the modern black exterior to the frames and panelling of the loft conversion.

Front garden- Steps up to the front garden; Having; Mature shrubs and plants to the front;

Rear garden - A tiered garden; Having; Planted beds; Steps up to laid lawn; Paved foot path and patio area; Surrounded by mature shrubs, plants and hedges;







Directions

Viewings

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

EPC Rating:

E

