



48 Chapel Street, Mosborough, Sheffield, S20 5BT  
£895





Welcome to this charming terraced house located on Chapel Street in the lovely area of Mosborough, Sheffield. This property boasts a cosy reception room, two bedrooms, and a modern bathroom, perfect for a small family or professionals looking for a comfortable living space.

As you step inside, you'll be greeted by the newly fitted kitchen and fresh decor that runs throughout the house, giving it a bright and welcoming feel. The three double bedrooms offer plenty of space for relaxation or even a home office setup, catering to your various needs.

One of the highlights of this property is the rear garden, providing a private outdoor space where you can enjoy a morning coffee or host a summer barbecue with friends and family. Additionally, the convenience of on-street parking ensures you'll never have to worry about finding a spot for your vehicle.

With gas central heating, you can stay warm and cosy during the colder months, making this house a comfortable retreat all year round. This property is available now, so you can move in and start enjoying the benefits of this wonderful home without delay.

Don't miss out on the opportunity to make this terraced house your new home sweet home in the heart of Mosborough. Contact us today to arrange a viewing and experience the charm of Chapel Street for yourself.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



GROUND FLOOR

Living Room

11'11" x 11'11" (3.64 x 3.64)  
A spacious living area located to the front of the property. It has wood effect laminate flooring, radiator and large double glazed window.

Kitchen Diner

10'11" x 8'6" (3.34 x 2.60)  
The Kitchen Diner is located to the rear of the property. It has a continuation of the wood effect laminate flooring, radiator and double glazed window overlooking the rear porch. There are ample wall and base units incorporating a spacious worktop with sink and drainer with mixer tap and electric hob with extractor fan over. Integrated appliances include a tall fridge freezer and electric oven. There is also space for a washing machine. Access is also given to a large storage cupboard below the stairs, the first floor and out to the rear hall and Bathroom.

Hall

2'8" x 5'10" (0.83 x 1.80)  
Providing access out to the rear porch and also into the Bathroom.

Bathroom

5'5" x 6'0" (1.67 x 1.83)  
The bathroom is a very generous size and boasts tiled flooring and walls alongside a heated towel rail and double glazed window with obscured glass. There is a low flush WC, wash basin with storage below and oversized bath tub with shower over.

Rear Porch

5'3" x 4'8" (1.62 x 1.43)  
This has vinyl flooring and provides access out to the rear garden.

FIRST FLOOR

LANDING

This provides access to Bedrooms One and Two.

Bedroom One

11'11" x 11'11" (3.64 x 3.64)  
A spacious double bedroom located to the front of the property which has carpeted flooring, 2 integrated wardrobes and a large double glazed window with radiator below.

Bedroom Two

11'0" x 8'6" (3.37 x 2.61)  
A spacious double bedroom located to the rear of the property with carpeted flooring and double glazed window with radiator below. It also provides access to the second floor and the third bedroom.

SECOND FLOOR

Attic Room

19'3" x 11'10" (5.89 x 3.63)  
A further spacious room which has carpeted flooring, radiator and double glazed Velux window.

EXTERNAL

Rear Garden

The Rear Garden is fully enclosed but does need to allow access for neighbours for bins etc. It is a relatively easy garden to maintain as it is mostly a patio.

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

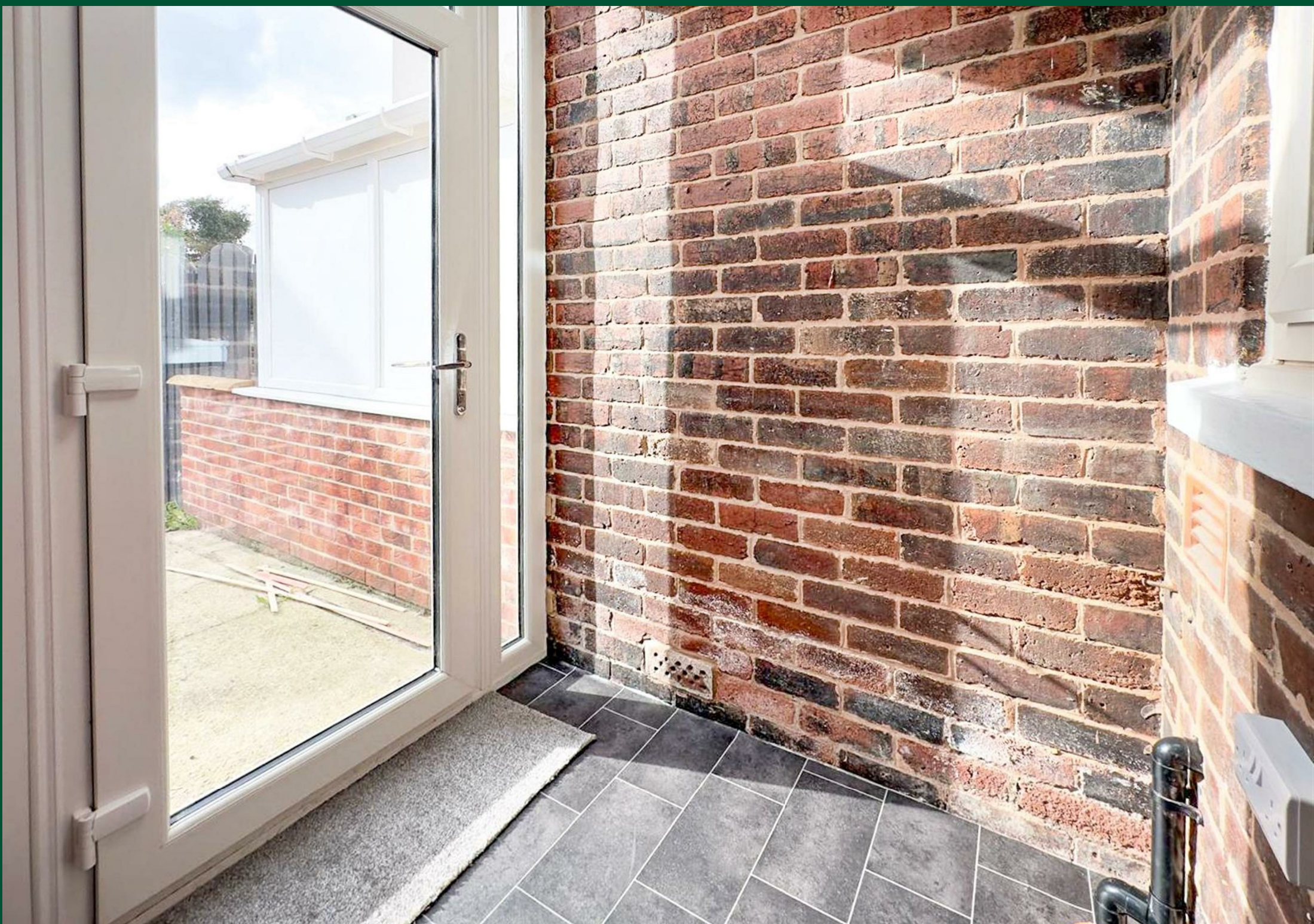
7.Alterations to the details may be necessary during the marketing without notice.

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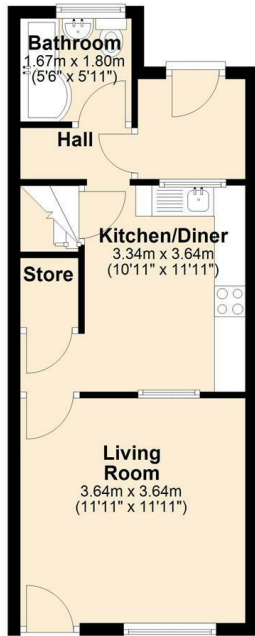






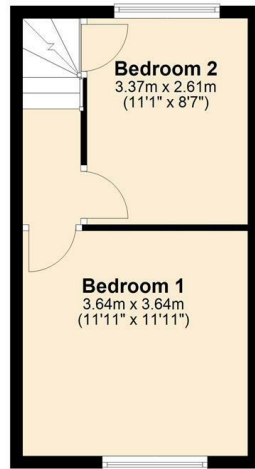
### Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



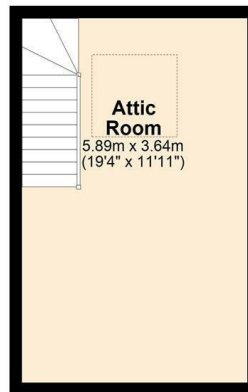
### First Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



### Second Floor

Approx. 21.4 sq. metres (230.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>62</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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