



## Rising Street, Sheffield, S3

Asking Price £124,950

- NO CHAIN
- FREEHOLD
- OFFERING EASY ACCESS TO MOTORWAY CONNECTIONS, MEADOWHALL & THE SURROUNDING AMENITIES
- CLOSE TO THE NORTHERN GENERAL HOSPITAL
- RECENTLY REFURBISHED THROUGHOUT
- BOUGHT AS SEEN WITH ALL FURNITURE TO BE INCLUDED IN THE SALE
- LARGE BREAKFAST KITCHEN
- SPACIOUS THREE BEDROOM MID TERRACED PROPERTY
- COUNCIL TAX BAND A £1,440.86
- FANTASTIC FIRST TIME BUYER OR INVESTOR OPPORTUNITY

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# Rising Street, Sheffield, S3

**\*\*BOUGHT AS SEEN WITH ALL FURNITURE TO BE INCLUDED IN THE SALE\*\* NO CHAIN - RECENTLY REFURBISHED THROUGHOUT\*\*** Fantastic investor or first time buyer opportunity with no work required and all the furniture included in the sale. This well proportioned three bedroom mid terrace property lays within easy access to the Meadowhall shopping centre and the surrounding extensive and varied amenities. Ideally located close to motorway and transport links and within close proximity to the Northern General Hospital. The property briefly comprises of; Lounge; Inner Hallway; Breakfast Kitchen; Cellar; Stairs to the first floor; Two first floor bedrooms; Family bathroom; Stairs to the attic bedroom; Attic bedroom three; Rear garden;



Council Tax Band: A



## **LOUNGE**

Accessed via a uPVC entrance door which opens directly into the modern lounge, comprising of; Contemporary gas feature fireplace; Built in storage cupboard; Large uPVC double glazed window to the front elevation, with fitted blinds; Wood effect flooring; Ceiling light point; Central heating radiator; Solid door into the inner hallway; Furniture as seen;

## **INNER HALLWAY**

With; Carpet flooring; Ceiling light point; Central heating radiator; Stairs to the first floor; Solid doors to the lounge and the breakfast kitchen;

## **BREAKFAST KITCHEN**

This spacious breakfast kitchen has; Black gloss wall, base and drawer units with solid wood walnut effect worktops; 1 1/2 sink and drainer with mixer tap; Integrated electric hob and oven; uPVC double glazed window to the rear elevation with fitted blinds; Freestanding under unit washing machine, dryer and dishwasher; Built in shelving; Part tiled walls; Tiled flooring; Breakfast bar with seating; Ceiling light point; Central heating radiator; Solid door to the under stair storage cupboard with lighting; DVD player; Freestanding microwave; Solid door to the rear garden; Furniture as seen;

## **STAIRS TO THE FIRST FLOOR**

Having; Carpet flooring; Wooden handrail;

## **BEDROOM ONE**

This great size primary bedroom has; Feature fireplace; uPVC double glazed window to the front elevation, with fitted blinds; Freestanding wardrobe and drawer storage; Wood effect flooring; Ceiling light point; Central heating radiator; Open access to a storage area with shelves and lighting; Furniture as seen;

## **BEDROOM TWO**

A further double bedroom with; uPVC double glazed window to the rear elevation,

with fitted blinds; Freestanding wardrobe and drawer storage; Wood effect flooring; Ceiling light point; Central heating radiator; Furniture as seen;

## **FAMILY BATHROOM**

Comprising of; Bath with wall mounted electric shower and side screen door; WC with push button flush; Pedestal wash basin; Wall mounted mirrored cabinet; Tiled walls; uPVC double glazed obscure window to the rear elevation; Wood effect flooring; Vertical heated towel rail; Ceiling light point;

## **FIRST FLOOR LANDING**

With; Wood effect flooring; Ceiling light point; Solid doors to the two first floor bedrooms, the family bathroom and the stairs to the attic bedroom;

## **STAIRS TO THE ATTIC BEDROOM**

Having; Carpet flooring and wooden handrail;

## **ATTIC BEDROOM THREE**

This well proportioned attic bedroom three has; Large Velux window; Freestanding wardrobes and drawer storage; Built in storage cupboard which also houses the boiler; Carpet flooring; Ceiling light points; Central heating radiator; Furniture as seen;

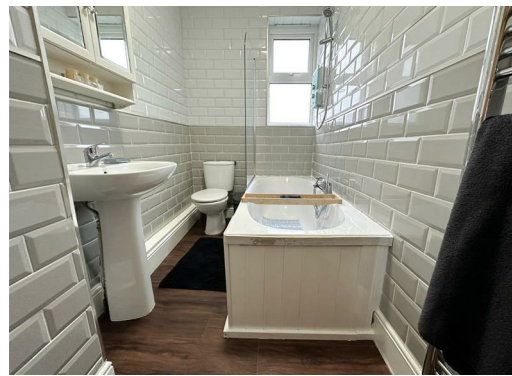
## **REAR GARDEN**

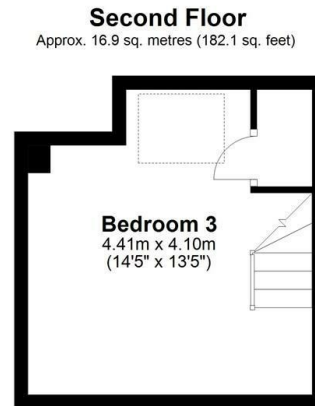
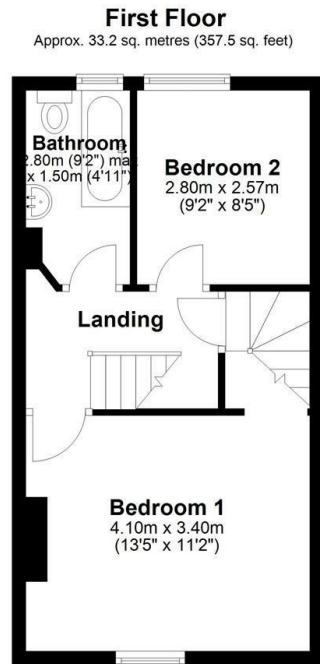
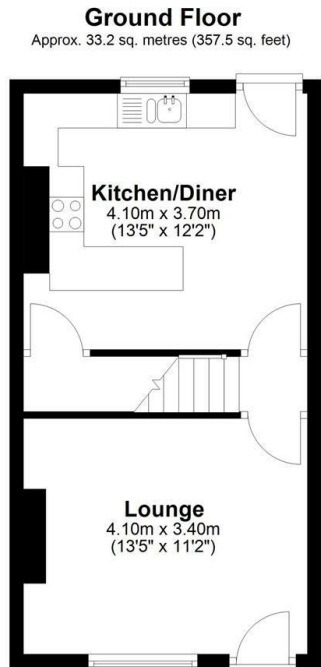
Having; Paved entertaining area; Predominantly laid to lawn; Brick built outhouses;

## **ADDITIONAL INFORMATION**

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.

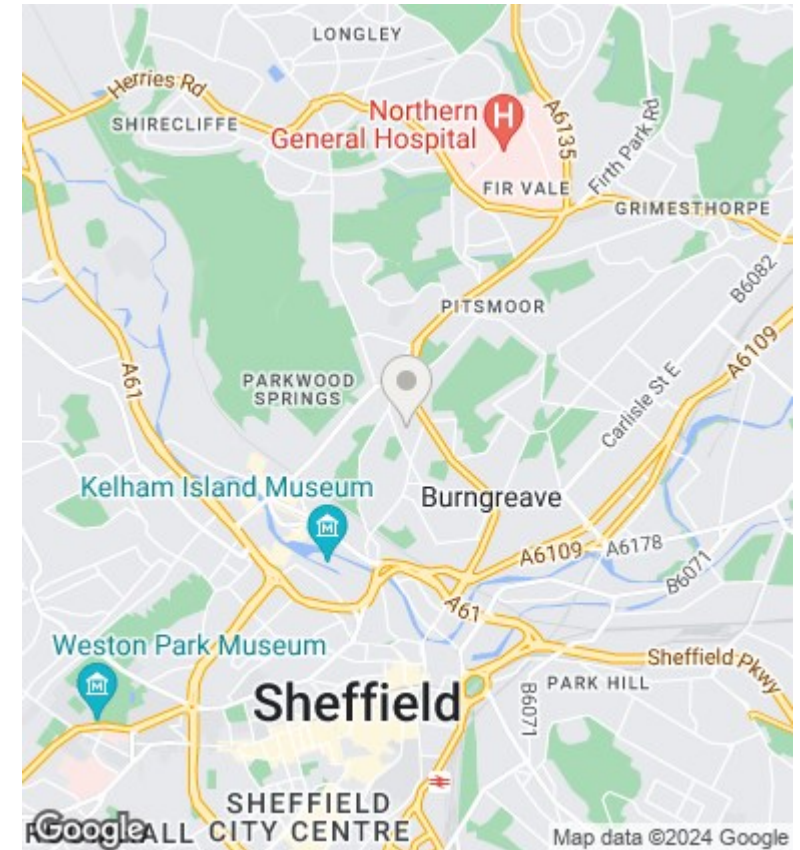






Total area: approx. 83.3 sq. metres (897.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC