



## Palgrave Road, Sheffield, S5

Asking Price £140,000

- No chain
- Lounge with feature fireplace and large front-facing window
- Low-maintenance rear garden with paving, slate bed, and outdoor water supply
- Spacious three-bedroom end-terrace with generous room sizes
- Family wetroom with fully tiled walls and wetroom flooring
- Council tax band A - £1589.38 - Freehold
- Modern kitchen/dining room with oak units and integrated appliances
- Detached garage with power, lighting, and secure gated access

# Palgrave Road, Sheffield, S5

**\*\* NO CHAIN \*\* SPACIOUS THREE BEDROOM END TERRACED PROPERTY \*\*** With generous room sizes throughout and benefitting from a gated drive leading to a large freestanding garage, located in the rear garden. Situated in the S5 area close to schools and varied local amenities. Briefly comprising of; Lounge with feature fireplace; Kitchen dining room; Stairs to first floor; Primary bedroom with fitted wardrobes; Two further bedrooms; Family wetroom; Front and side drive; Secure double gates open to a freestanding garage in the rear garden; Rear garden;

 3  1  0  D

Council Tax Band: A



### **ENTRANCE HALLWAY**

Steps to the side of the property lead up to the front access door. Opening to the hallway with; Carpet flooring; Central heating radiator; Ceiling light point; Stairs to first floor; Oak door to the lounge;

### **LOUNGE**

A spacious lounge enjoying a large front-facing uPVC double-glazed window, feature fireplace, ceiling light point, central heating radiator, carpeted flooring, decorative coving, and an oak door leading through to the kitchen/dining room.

### **KITCHEN DINING ROOM**

A spacious kitchen/dining room fitted with a range of oak wall, base and drawer units complemented by black marble-effect worktops. Incorporates a Rangemaster sink and drainer with mixer tap, integrated double oven and five-ring gas hob, and an under-counter integrated fridge, with space and plumbing for a washing machine. Features include tiled splashbacks, a wall-mounted boiler, two ceiling strip lights, tiled flooring to the kitchen area and carpet to the dining space, an exposed ceiling beam, central heating radiator, a rear-facing uPVC double-glazed window, and a composite door providing access to the rear garden.

### **STAIRS RISING TO THE FIRST FLOOR**

#### **BEDROOM ONE**

Primary bedroom featuring two front-facing uPVC double-glazed windows, fitted wardrobes, central heating radiator, carpeted flooring, and a ceiling light point.

#### **BEDROOM TWO**

A further double bedroom with a rear-facing uPVC double-glazed window, carpeted flooring, ceiling light point, central heating radiator, and loft access hatch.

#### **BEDROOM THREE**

Bedroom three features a front-facing uPVC double-glazed window, carpeted flooring, ceiling light point, and central heating radiator.

### **FAMILY WETROOM**

Family wetroom comprising a wall-mounted electric shower with handrails, WC, and wash basin. Features include a rear-facing obscure uPVC double-glazed window, fully tiled walls, wetroom flooring, central heating radiator, ceiling light point, and extractor fan.

### **LANDING & STAIRS**

Landing and stairs with carpeted flooring, ceiling light point, second loft hatch access, a side-facing uPVC double-glazed window, and spindle balustrade.

### **DRIVE**

The property features a block-paved front providing off-road parking for two cars, with a side driveway through secure double gates leading to additional drive space and a detached garage.

### **GARAGE**

The substantial detached garage features an up-and-over door, with power and lighting installed.

### **REAR GARDEN**

The private rear garden is low-maintenance, paved throughout, with a bed of purple slate, fenced, hedged and walled boundaries, and an outdoor water supply.

### **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United

Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

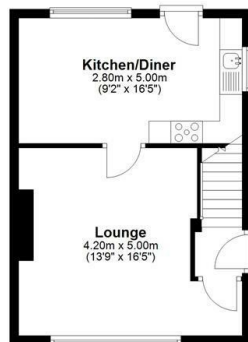
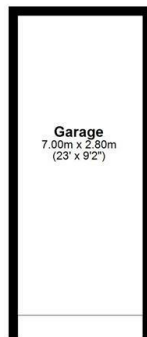
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





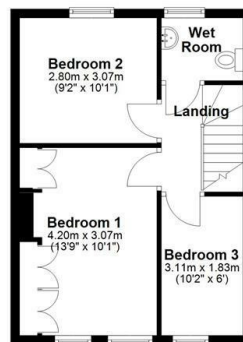
### Ground Floor

Main area: approx. 35.5 sq. metres (381.9 sq. feet)  
Plus garage, approx. 19.6 sq. metres (210.8 sq. feet)



### First Floor

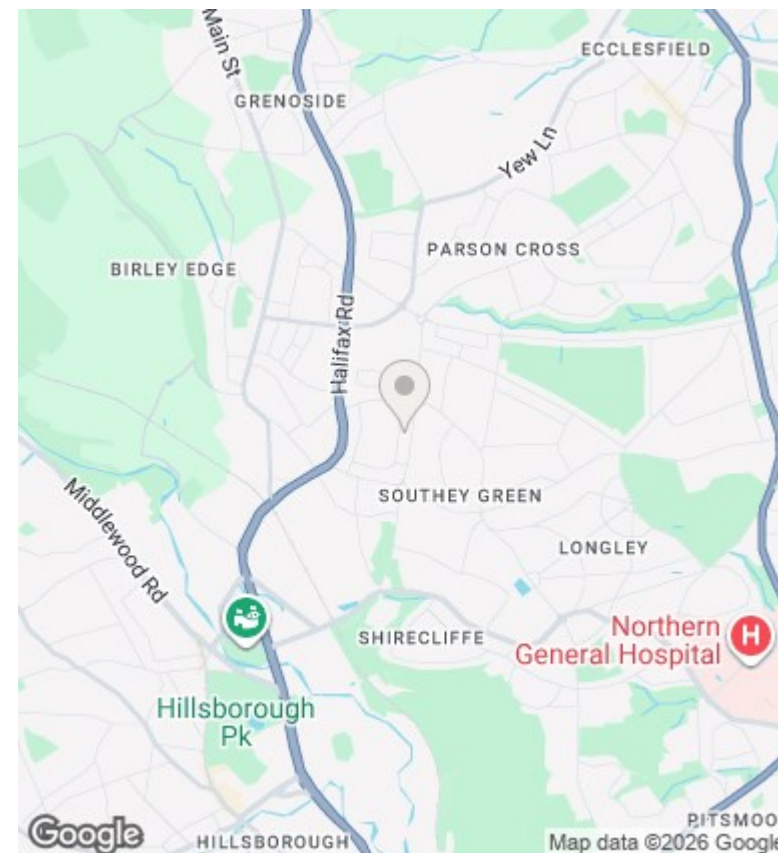
Approx. 35.5 sq. metres (381.9 sq. feet)



Main area: Approx. 71.0 sq. metres (763.8 sq. feet)

Plus garages, approx. 19.6 sq. metres (210.8 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 |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      | 75        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |