UNITED UH HOMES









St David Road, Deepcar, S36

£995 PCM

- GREAT FAMILY HOME
- THREE DOUBLE BEDROOMS
- SECURE REAR GARDEN
- GREAT MOTORWAY ACCESS
- BOND - £1148
- SPACIOUS ROOMS THROUGHOUT
- ADJOINING GARAGE
- OFF ROAD PARKING
- RENT- £995PCM
- COUNCIL TAX BAND C - £2,226.95

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060
adminsheffield@utdhomes.co.uk
www.utdhomes.co.uk

St David Road, Deepcar, S36

A beautifully presented three-bedroom extended link-detached property, finished to a high standard throughout and offering a spacious accommodation, making it an ideal family home.

The accommodation briefly comprises of an entrance porch, fitted kitchen, inner hallway, spacious open plan living space with dining area, inner lobby and internal garage access. Upstairs there is three double bedrooms and a family bathroom. Externally, the property benefits from a garage, driveway providing off-road parking, and a well presented enclosed rear garden.

Situated in a popular residential area, the property offers excellent access to motorway links, the popular Fox Valley retail park, and public transport connections, making it an ideal choice for families and commuters.

3 1 1 D

Council Tax Band: C







ENTRANCE PORCH
A useful entrance porch accessed via a part-glazed UPVC door, with UPVC double-glazed windows to the front and side elevations. The porch benefits from tiled-effect laminate flooring and recessed spotlights. A further obscure-glazed door, with a matching glazed side panel, provides access to the kitchen.

KITCHEN
A beautiful fitted kitchen offering a good range of base, wall and drawer units, complemented by marble-effect roll-top work surfaces and matching tiled splashbacks. The kitchen features an inset stainless steel sink with mixer tap, a freestanding stainless steel double oven with a four-ring hob and extractor fan above, and plumbing for a dishwasher. Further benefits include vinyl flooring, a central heating radiator, and a front-facing UPVC double-glazed window. A solid door leads to the inner hallway, connecting the kitchen to the lounge, while a further solid door provides access to the inner lobby, housing the boiler which leads to the garage

LOUNGE /DINER
Open plan living space with large lounge featuring UPVC patio doors, allowing plenty of natural light to flood the room and providing access to the enclosed rear garden. The room benefits from a feature fireplace, carpeted flooring, central heating radiators, painted walls, and ceiling light points.

An open archway leads through to the dining area which is a bright and inviting space featuring UPVC double-glazed windows to the rear and side elevations, carpeted flooring, a central heating radiator, and a ceiling light point.

STAIRS AND LANDING
Carpeted stairs lead to the first-floor landing, which benefits from a side-facing UPVC double-glazed window, painted balustrade and walls, and a ceiling light point. Solid doors provide access to the bedrooms and family bathroom.

BEDROOM ONE
Primary double bedroom featuring a rear-facing double-glazed window, carpeted flooring, and built-in wardrobes extending along one wall with sliding mirrored doors. There are also additional storage cupboards, one of which houses the hot water cylinder. The room further benefits from painted walls, central heating radiator and a ceiling light point.

BEDROOM TWO
Another good-sized double bedroom featuring a rear-facing double-glazed window, carpet flooring, central heating radiator, painted walls, and a ceiling light point.

BEDROOM THREE
A further double bedroom featuring a front-facing double-glazed window, carpet flooring, central heating radiator, painted walls and a ceiling light point.

FAMILY BATHROOM
The fully tiled bathroom comprises a three-piece white suite, including a panelled bath with a wall-mounted electric shower and glass shower screen, a pedestal washbasin with mixer tap, and a WC. The bathroom also benefits from an obscure-glazed, front-facing UPVC double-glazed window, central heating radiator and a ceiling light point.

OUTSIDE
To the front of the property is a low-maintenance flagged garden and a driveway providing access to the adjoining single garage.

To the rear is a flagged patio area adjoining the French doors from the lounge, leading onto a lawned garden. The rear garden is fully enclosed by timber fencing and features a variety of small fruit trees.

GARAGE
Measuring 22'7 x 8'9 (6.88m x 2.67m) internally and incorporating both light and power points, plumbing for automatic washing machine and UPVC rear access door.

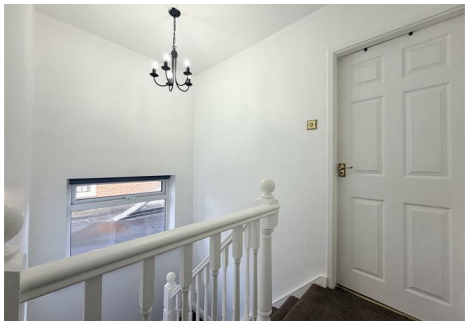


















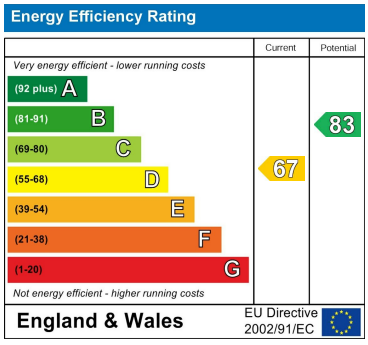
Directions

Viewings

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

EPC Rating:

D



17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060
adminsheffield@utdhomes.co.uk
www.utdhomes.co.uk