



Wortley Road

High Green, S35 4LU

Guide Price £150,000 - £160,000



- 2 DOUBLE BEDROOM TERRACE
- MODERN BATHROOM AND KITCHEN
- WELL LANDSCAPED GARDEN
- CLOSE TO AMENITIES

- COUNCIL TAX A

- EXTENSION TO REAR
- GOOD DIMENSIONS
- PLENTY OF STORAGE
- GOOD COMMUTER LOCATION & SPORTS CENTRE

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GUIDE PRICE £150,000 - £160,000 , A beautifully presented two bedroom terraced home, ideally situated in the popular High Green area of Sheffield, S35. This deceptively spacious property offers stylish and modern living throughout, briefly comprising an open-plan kitchen diner, generous living room, two bedrooms, a luxurious bathroom and an impressive rear garden with decked entertaining area. An ideal purchase for first time buyers, young families or investors — early viewing is highly recommended.

LIVING ROOM

12'6 x 11'10 (3.81m x 3.61m)

Accessed via a glazed uPVC front door, the living room is well presented and immediately welcoming. A beautiful cast iron fireplace with open fire serves as a stunning focal point, adding warmth and character — perfect for the colder months. Further benefits include wood-effect laminate flooring, a wall-mounted radiator, aerial and telephone points, and a glazed wooden door leading through to the dining room.

KITCHEN / DINER

17'7 x 9'2 (5.36m x 2.79m)

A stylish open-plan kitchen diner, fitted with a range of light wood wall and base units with contrasting black worktops and cream subway-style splashback tiling. Appliances include a four-ring gas hob with extractor above, electric oven and integrated dishwasher, with space for a fridge freezer and washing machine. Finished with smart black tiled flooring throughout the kitchen area.

The space flows seamlessly through to the dining area, where wood-effect laminate flooring creates a warm and welcoming feel. Useful understairs storage is also on offer, along with a wall-mounted boiler.

LANDING

Comprising loft hatch with fitted ladders leading to a fully boarded loft with lighting and doors leading to both bedrooms and bathroom.

BEDROOM 1

11'10 x 11'2 (3.61m x 3.40m)

A light and airy master bedroom benefiting from a wall of fitted light grey wardrobes, providing excellent storage. Further comprising a wall-mounted radiator, telephone point and a front-facing uPVC window.

BEDROOM 2

10'2 x 9'2 (3.10m x 2.79m)

A good sized double bedroom comprising a wall-mounted radiator, telephone point and rear-facing uPVC window.

BATHROOM

9'10 x 7'9 (3.00m x 2.36m)

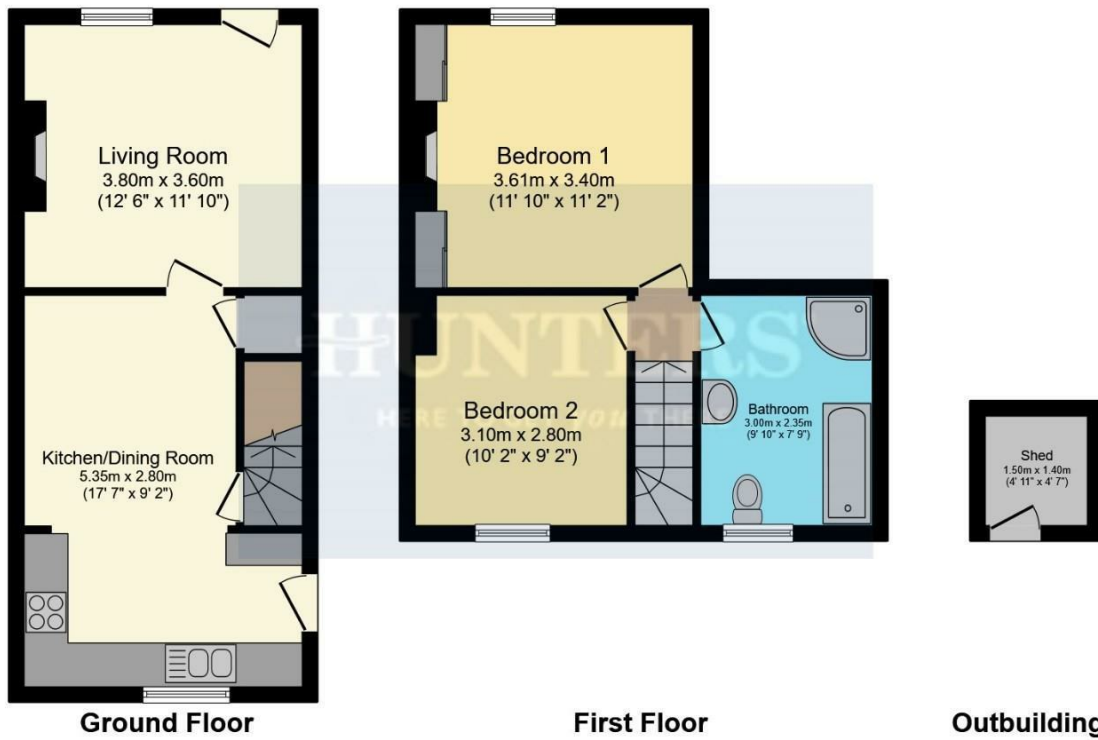
A generously sized bathroom boasting a luxurious jacuzzi bath with chrome telephone tap, complemented by a corner glass shower cubicle with electric shower. Further comprising a low flush WC, white pedestal sink, wall-mounted radiator and rear-facing frosted uPVC window.

EXTERIOR

To the rear, the property benefits from a fully enclosed artificial grass area, ideal for pets or children, alongside an extensive laid decked seating area — perfect for entertaining or enjoying the sunshine on a summer's evening. A brick-built outbuilding provides useful outdoor storage, with the added convenience of an outdoor tap and electrical sockets.

To the front, a small, low-maintenance walled garden with a cast iron gateway provides an attractive and welcoming approach to the property.

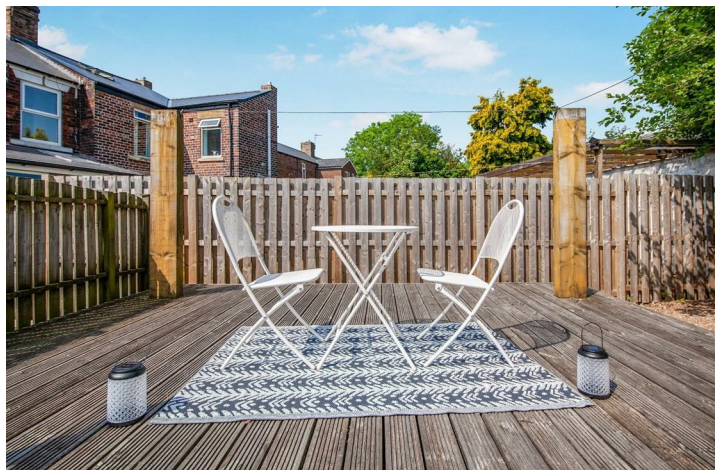
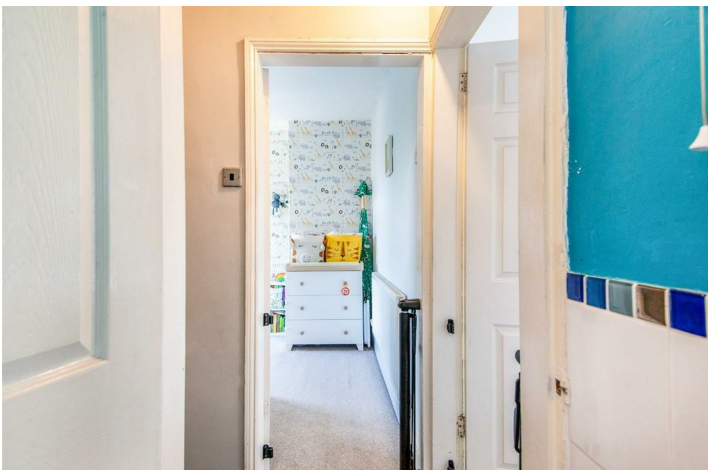
Floorplan



Total floor area 70.2 sq.m. (756 sq.ft.) approx

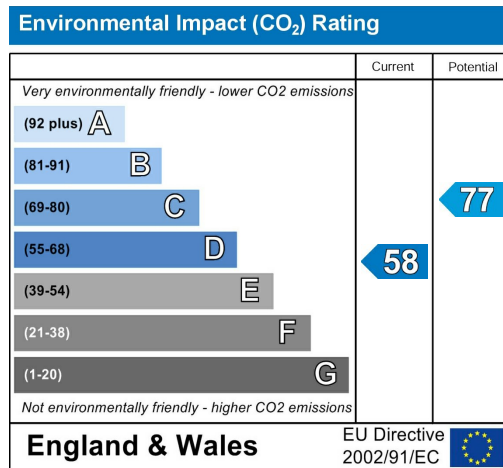
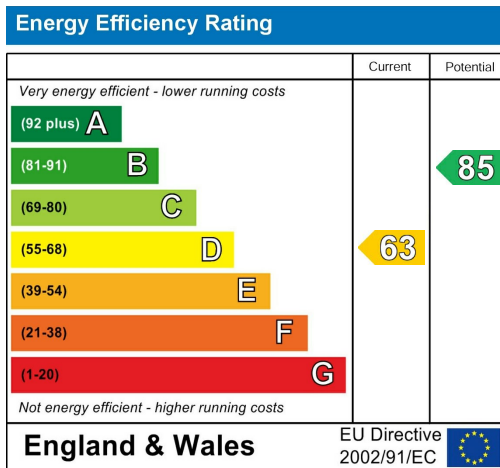
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







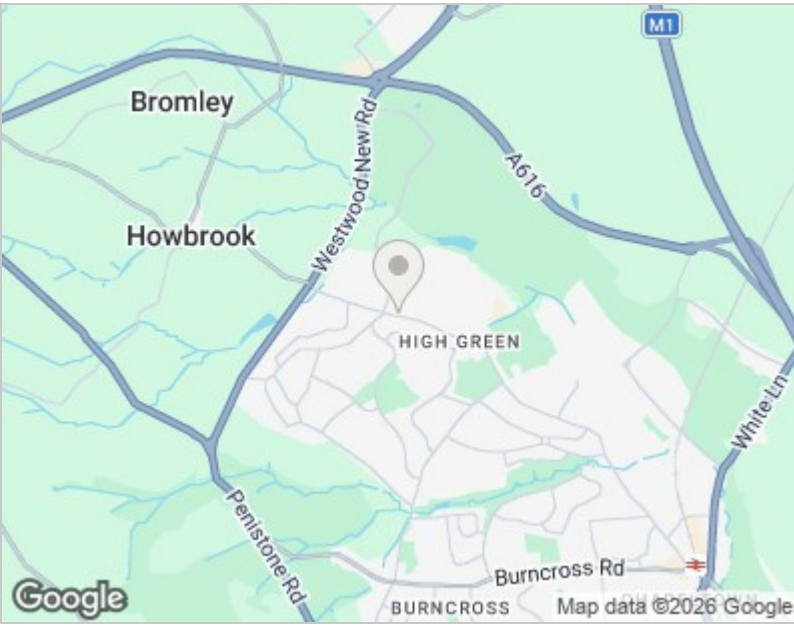
Energy Efficiency Graph



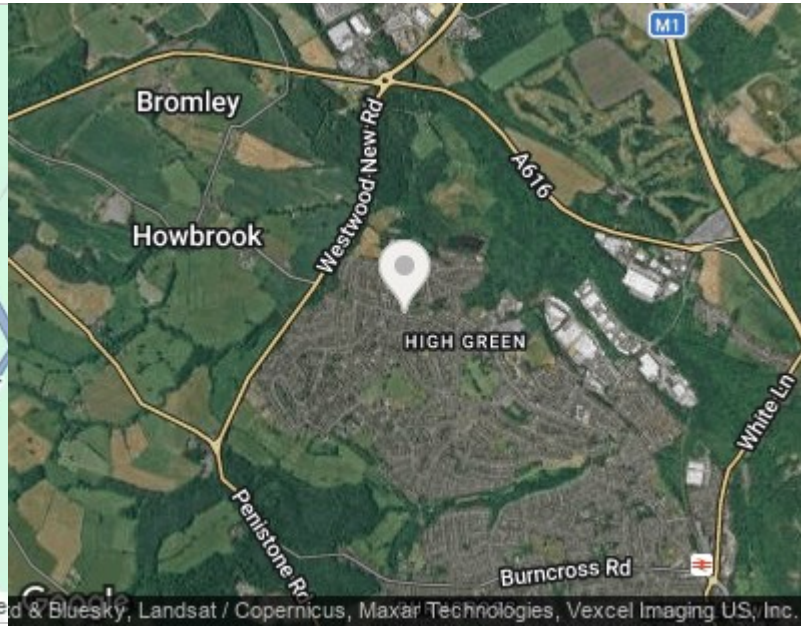
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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