



Wortley Road

High Green, S35 4LS

Guide Price £125,000 - £135,000



- 2 BED MID TERRACE
- PUT YOUR OWN STAMP ON IT
- GENEROUS ROOM SIZES
- LARGE LOW MAINTENANCE COURTYARD WITH LONG GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- GREAT FIRST STEP OR ADDITION TO A PORTFOLIO
- NEUTRAL DECOR
- GREAT COMMUTER LOCATION
- COUNCIL TAX BAND A

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GUIDE PRICE £125,000 - £135,000. NO UPWRD CHAIN! Nestled on Wortley Road in the charming area of High Green, Sheffield, this delightful 2 bed mid terrace house presents an excellent opportunity for first-time buyers or those looking to expand their rental portfolio. With no upward chain, you can move straight in and start enjoying your new home without delay.

The interior features generous room sizes and neutral decor throughout, allowing you to easily personalise the space to suit your taste. The layout is both practical and inviting, making it a perfect setting for modern living. One of the standout features of this home is the sizeable outdoor space. The large courtyard offers a wonderful area for outdoor entertaining or simply enjoying the fresh air, while the long garden provides a perfect spot for gardening enthusiasts or families looking for a safe play area for children.

In addition to its appealing features, this property is situated in a great commuter location, serviced by good public bus routes, only minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham, making it ideal for those who travel for work. Local shops are conveniently close by and the local leisure centre only at the bottom of the road.

Briefly comprising living room, kitchen/diner, rear porch, cellar, two good sized bedrooms and family bathroom.

This charming house on Wortley Road is a fantastic opportunity that should not be missed. Whether you are taking your first step onto the property ladder or seeking a valuable addition to your rental portfolio, this home offers both comfort and convenience in a desirable location. Book your viewing today!

LOUNGE

12'9" x 11'5" (3.9 x 3.5)

Through a glazed uPVC door leads into a well presented living area, boasting a contemporary stainless steel open flame, log effect gas fire (that is currently disconnected) giving a great focal point to the room and cosy feel in the wintry months if re-instated, also comprising ambient wall lights, wall mounted radiator, aerial point, telephone point and uPVC window.

KITCHEN/DINER

12'9" x 12'9" (3.9 x 3.9)

A spacious kitchen/diner offering an array of silver coloured wall and base units providing plenty of storage space, contrasting grey marble effect work surfaces, inset stainless steel electric hob and oven, extractor vent above, inset stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and fridge, tiled flooring, wall mounted radiator, inset spots, uPVC window, door leading to the cellar and further glazed uPVC door leading to the rear porch.

REAR PORCH

6'2" x 4'11" (1.88 x 1.5)

A handy addition to this house, offering a great cloakroom space, comprising tiled flooring; perfect for muddy paws or wellies, uPVC windows and uPVC glazed door leading out onto the patio.

CELLAR

14'9" x 13'1" (4.5 x 4)

Offering extra storage if desired, the cellar comprises lighting and sockets throughout, perfect for extra appliances if needed.

BEDROOM 1

12'9" x 11'1" (3.9 x 3.4)

A large double bedroom hosting a fitted wardrobe, large built in storage cupboard, wall mounted spot lights for either side of the bed, wall mounted radiator, aerial point and telephone point.

BEDROOM 2

12'5" x 6'2" (3.8 x 1.9)

A further good sized second bedroom comprising wall mounted radiator and rear facing uPVC window.

BATHROOM

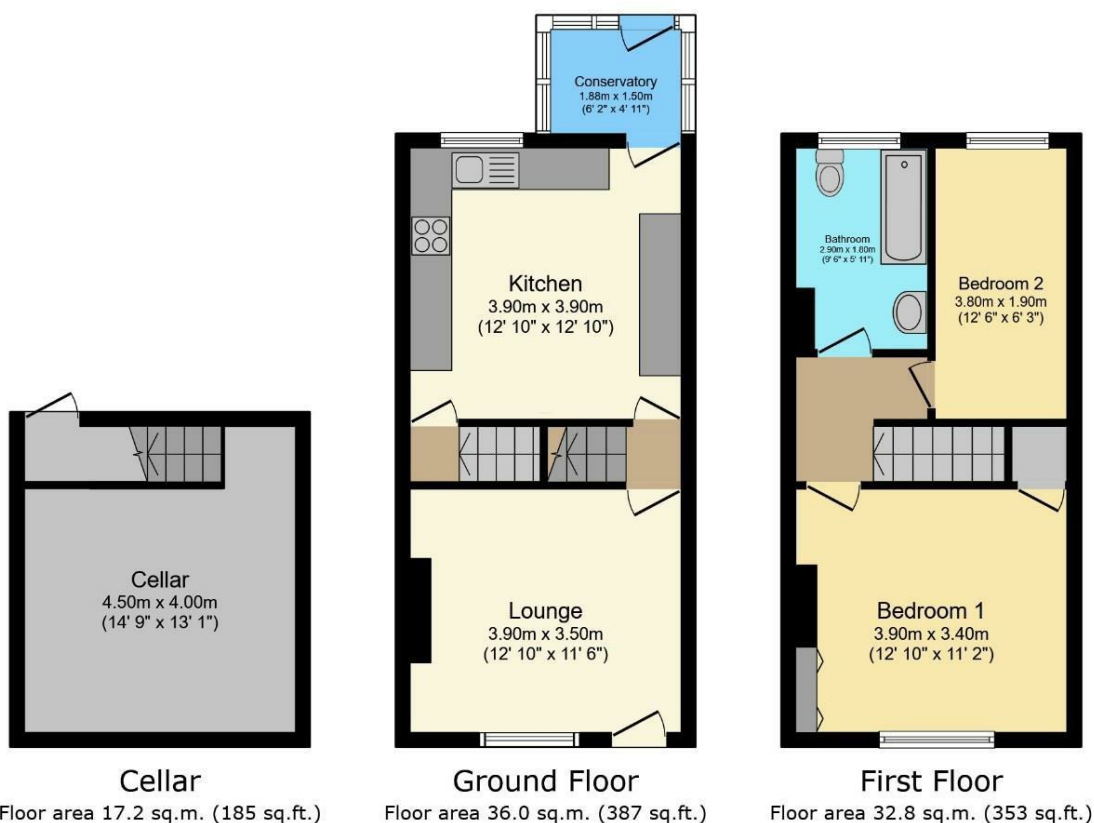
9'6" x 5'10" (2.9 x 1.8)

A generously sized family bathroom, tiled in fresh white, comprising bath with electric shower over, low flush WC, white pedestal sink, housed; wall mounted Combi boiler, wall mounted radiator, tiled flooring and frosted uPVC window.

EXTERIOR

Immediately to the rear of the property is a sizeable, fully enclosed, low maintenance block paved courtyard, the perfect spot to entertain in the summer months. A quick hop across the path at the back, leads to an extensive further garden, laid to lawn with established shrubs and trees adorning it. A blank canvas for you to put your own stamp on!

Floorplan



Total floor area: 85.9 sq.m. (924 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

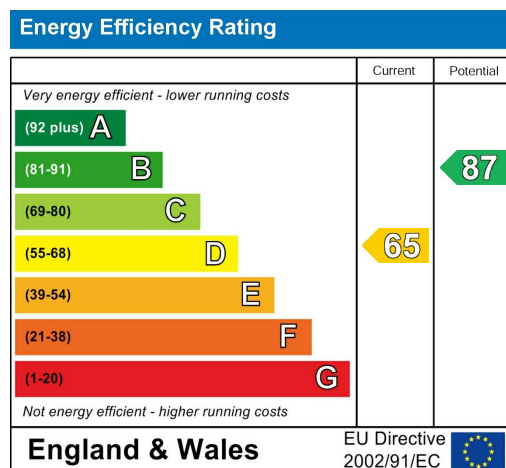
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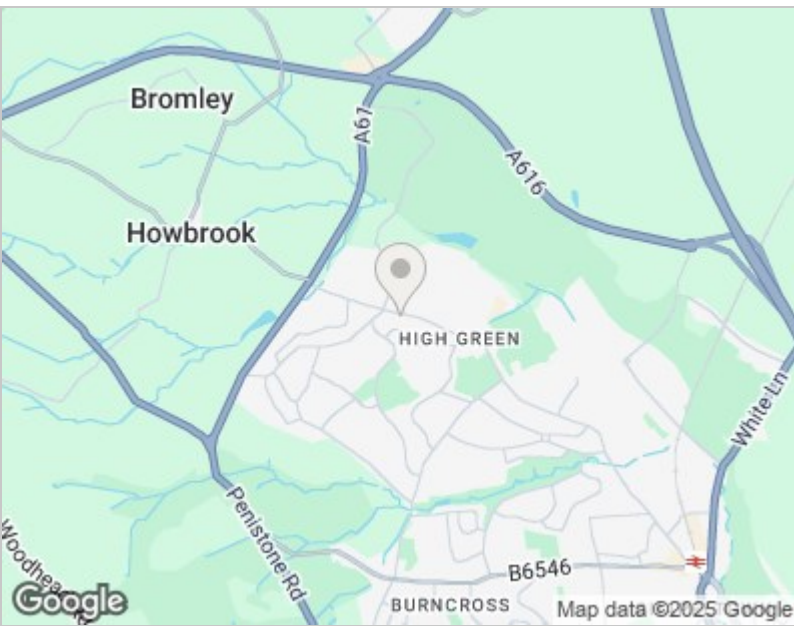
Energy Efficiency Graph



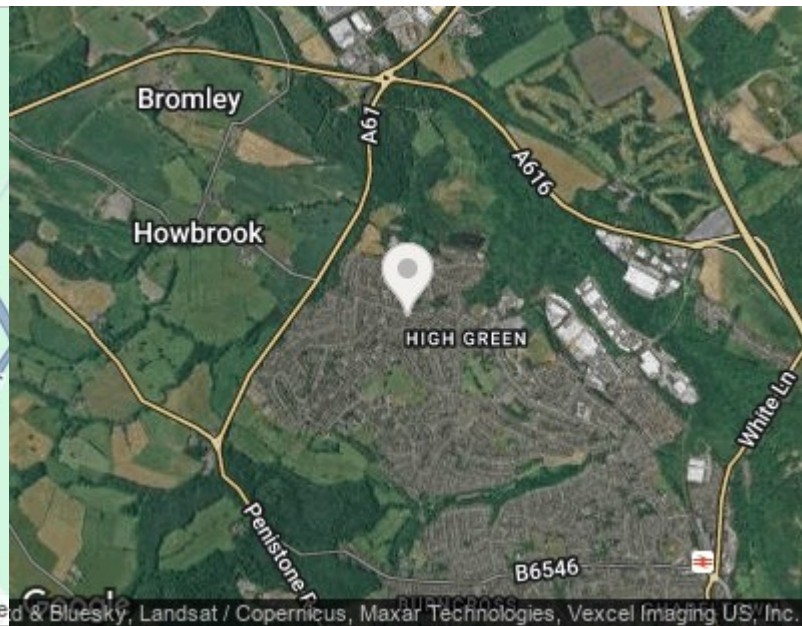
Viewing

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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