



## Smith Street, Chapeltown, Sheffield, S35 1WY

- 3 BED MID TERRACE
- GENEROUS DIMENSIONS THROUGHOUT
- SCOPE TO PUT YOUR OWN STAMP ON IT
- WALKING DISTANCE TO TRAIN STATION AND SHOPS
- GREAT COMMUTER LOCATION
- NO UPWARD CHAIN
- MODERN KITCHEN AND BATHROOM
- SIZEABLE GARDEN WITH NO SHARED ACCESS
- MINUTES FROM THE M1
- COUNCIL TAX BAND A

Guide Price £140,000 - £150,000

# Smith Street, Chapeltown, Sheffield, S35 1WY



GUIDE PRICE £140,000 - £150,000. Nestled on the ever popular Smith Street in Chapeltown, Sheffield, this delightful mid-terrace house offers a perfect blend of space and potential. Built in 1900, this property spans an impressive 1,033 square feet across three well-proportioned floors, providing ample room for family living.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The property boasts three spacious bedrooms, ideal for accommodating family members or guests. The modern kitchen and bathroom are notable highlights, offering contemporary conveniences while still allowing for personal touches. With a little tender loving care, you can easily infuse your own style into the decor, making this house truly feel like home.



The low-maintenance garden is a wonderful feature, providing a private outdoor space without the hassle of shared access. It presents an excellent opportunity for relaxation or entertaining, all within the comfort of your own home.

Location is key, and this property does not disappoint. It is situated within walking distance of the railway station, making it a great choice for commuters. Additionally, the M1 motorway is just minutes away, ensuring easy access to surrounding areas. The neighbourhood is well-equipped with shops and amenities, and is surrounded by reputable schools, making it an ideal setting for families.

In summary, this three-bedroom mid-terrace house on Smith Street is a fantastic opportunity for those looking to create their dream home in a vibrant and convenient location. With generous dimensions and modern features, it is ready for you to add your own personal touch...Book your viewing today!





## LOUNGE

13'6 x 12'0 (at widest points)

Through a solid wooden door leads into a light and airy living room, drenched in natural light through a large front facing bay window, hosting a charming white fireplace with marble surround giving a great focal point to the room, also comprising aerial point, telephone point and wall mounted radiator.

## DINING ROOM

39'4" x 0'0" x 39'4" x 0'0"

A spacious dining area, which would also make a much larger kitchen/diner if desired, boasting a built in storage cupboard, wall mounted radiator, double glazed window and doors leading to the cellar and kitchen.

## KITCHEN

7'4 x 7'3

A modern monochrome kitchen hosting an array of white wall and base units, contrasting black/grey work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset stainless steel gas hob and electric oven, under counter space and plumbing for a washing machine, wall mounted boiler, tiled flooring, double glazed window and solid wooden stable door leading directly to the garden.

## CELLAR

14'3 x 11'08 (at widest points)

Offering that extra storage we all crave, complete with lighting and sockets.

## BEDROOM 1

12'0 x 11'8

A spacious master bedroom comprising wall mounted radiator, aerial point and double glazed front facing window.

## BEDROOM 2

9'7 x 6'01

A good sized single bedroom, nursery or home office, comprising wall mounted radiator and rear facing double glazed window.

## BATHROOM

9'7 x 5'11

A generously sized, contemporary bathroom, comprising bath with shower over, white vanity unit with inset sink, low flush WC, wall mounted radiator and frosted double glazed window.

## ATTIC BEDROOM

15'0 x 8'11

A great addition to this house, the loft conversion provided a great double bedroom on the top floor, complete with two large built in storage cupboard and further eaves storage, also comprising wall mounted radiator and large skylight.

## EXTERIOR

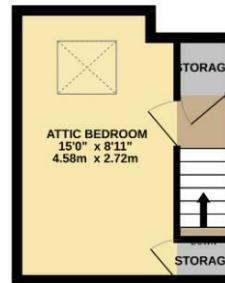
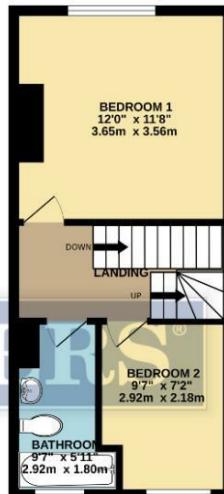
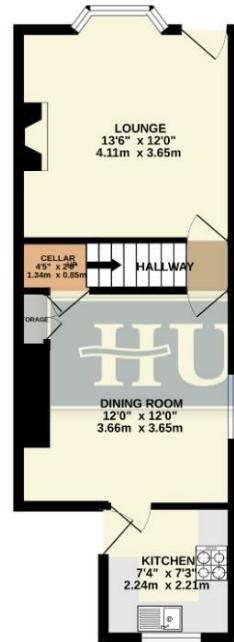
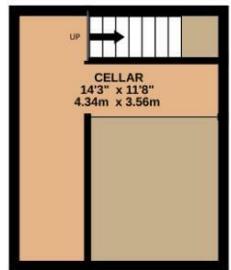
To the rear of the property is a fully enclosed, low maintenance garden which benefits from no shared access across it. Mainly laid with pebbles and also hosting a patio area, perfect for entertaining or sitting out in the summer months. Plenty of on street parking is also available to the front of the property.

BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [chapeltown@hunters.com](mailto:chapeltown@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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