

Marketing Preview



35 Grassthorpe Road, Sheffield, S12 2JG

£195,000

Bedrooms 2, Bathrooms 2, Reception Rooms 1



A perfect first-time buyer home, this modern and ready-to-move-into two double bedroom stone-built terraced property is arranged over three storeys. The property benefits from two bathrooms and a good-sized enclosed garden. Ideally located close to a range of local amenities, within walking distance of a tram stop and offering excellent road links into Sheffield.

SUMMARY

A perfect first-time buyer home, this modern and ready-to-move-into two double bedroom stone-built terraced property is arranged over three storeys. The property benefits from two bathrooms and a good-sized enclosed garden. Ideally located close to a range of local amenities, within walking distance of a tram stop and offering excellent road links into Sheffield.

The ground floor comprises a bright living area with a front-facing window and a feature chimney breast. To the rear is a modern shaker-style kitchen with solid wood worktops and a Belfast sink, enjoying views over the rear garden. There is access to the cellar head and stairs rising to the first floor. A useful utility area provides additional storage and gives access out to the rear garden.

The first floor offers a spacious landing with a rear-facing window. There is a generous double bedroom with a front-facing window, along with a stylish bathroom fitted with a walk-in shower cubicle, low-flush WC, roll-top bath and a vanity unit with wash basin.

Stairs rise to the second-floor bedroom, which is a large room featuring a rear-facing dormer window and useful eaves storage. The bedroom also benefits from access to an en-suite, fitted with a walk-in shower, pedestal sink and low-flush WC.

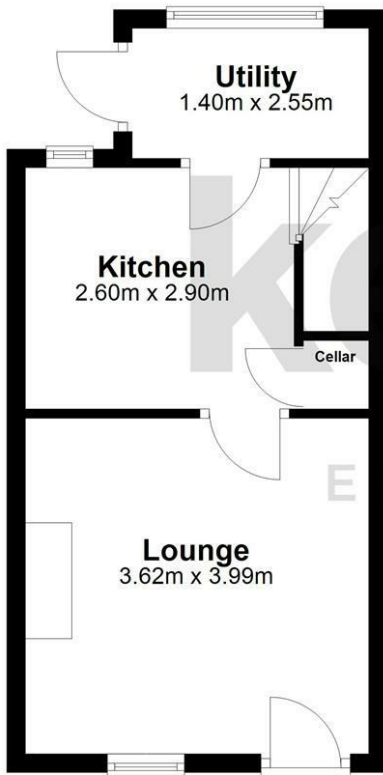
To the front of the property is a low-maintenance garden, with a side pathway providing access to the rear. The rear garden features a large lawn, two patio areas and a shed with power and uPVC windows. Access to the rear is gained via a right of way over two neighbouring properties.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

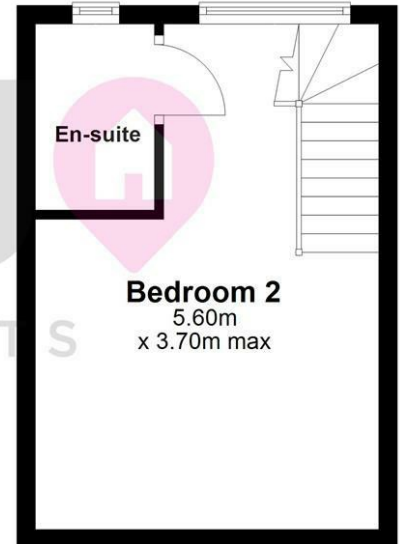
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	83
England & Wales EU Directive 2002/91/EC		

