

Marketing Preview



84 Skelwith Road, Sheffield, S4 8AY

£275,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this modern and spacious throughout, generous sized three bedroom detached property which is ready to move into. Offering a master bedroom with an ensuite and downstairs WC. Also having off road parking and a maintenance free garden with a summer house. Good road links to the M1 Motorway and Meadowhall. Perfect family home!

SUMMARY

A fantastic opportunity to purchase this modern and spacious throughout, generous sized three bedroom detached property which is ready to move into. Offering a master bedroom with an ensuite and downstairs WC. Also having off road parking and a maintenance free garden with a summer house. Good road links to the M1 Motorway and Meadowhall. Perfect family home!

HALLWAY

Enter via composite door into the welcoming hallway with white walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge, kitchen/diner and downstairs WC.

LOUNGE 11'1" x 16'9"

A generous sized and bright reception room with white walls and carpeted flooring. Two ceiling lights, radiator and two windows. Patio doors to the garden.

KITCHEN/DINER 11'1" x 17'0"

A great family room with ample high gloss wall and base units and worktops. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated fridge/freezer, washing machine and dishwasher. Ceiling light, spotlighting, radiator and three windows. Vinyl flooring and door to the rear lobby with two generous sized storage cupboards and door to the garden.

DOWNSTAIRS WC 3'7" x 5'0"

Comprising of a back to wall WC and vanity wash basin. Spotlighting, radiator and tiled flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and access to the loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 11'1" x 12'9"

A generous sized double bedroom with white walls and carpeted flooring. Ceiling light, ladder style radiator and two windows. Door to the ensuite.

ENSUITE 7'6" x 4'0"

Comprising of a shower cubicle with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

BEDROOM TWO 11'1" x 9'1"

A good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and two windows.

BEDROOM THREE 11'1" x 7'6"

A single bedroom with white walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window.

BATHROOM 6'6" x 7'0"

Having a bath with a mixer shower tap, overhead and handheld

shower. Pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part acrylic sheeting to the walls and vinyl flooring.

OUTSIDE

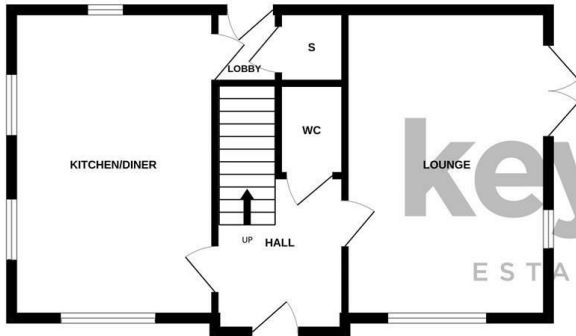
To the front of the property is a driveway with off road parking for two cars, further land surrounded by a wall and a path to the front door. Secure gate to the garden.

To the side of the property is a maintenance free garden with an astroturf area and patio area. Summer house which could be used as a playroom/office with power, lighting and a storage room.

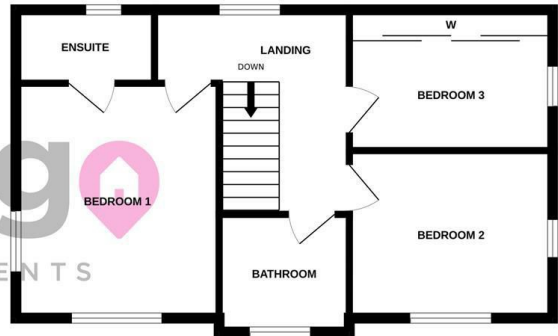
PROPERTY DETAILS

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

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

