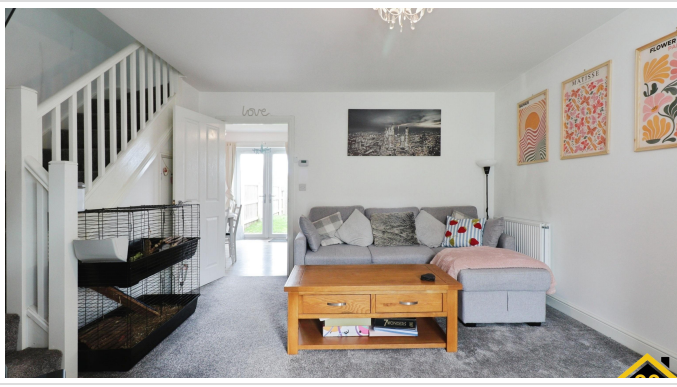


3 Bed Terraced In Whiteley Field Lane, Sheffield, S6 1DL

£96,000





SHORT DESCRIPTION

Property Ref: 16396 Situated in a popular residential area of Sheffield (S6), this beautifully presented three-bedroom, two-bathroom home offers modern living throughout and is ideal for first-time buyers, families, or investors. The property has been finished to a high standard and features a bright and spacious layout with neutral decor, allowing buyers to move straight in and make it their own. On entering the home, you are welcomed into a comfortable living room with stairs leading to the first floor and useful under-stairs storage. To the rear of the property is a modern fitted kitchen dining area featuring stylish units, contrasting worktops, an integrated oven and hob, and ample cupboard space. Large French doors open directly onto the rear garden, filling the space with natural light and creating a perfect setting for dining and entertaining. Upstairs, the property offers three well-proportioned bedrooms along with a contemporary family bathroom. The home also benefits from an additional downstairs toilet, providing practicality for family living. Externally, the property enjoys a private enclosed rear garden, ideal for outdoor relaxation, entertaining, or families with children. Located in Sheffield S6, the home benefits from excellent access to local amenities, schools, transport links, and nearby green spaces, making it a convenient and desirable place to live. Property Type: Terraced Full selling price: £192000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £96000.00 Monthly rent based on 50% share: £235.77 Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £617.40 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

2

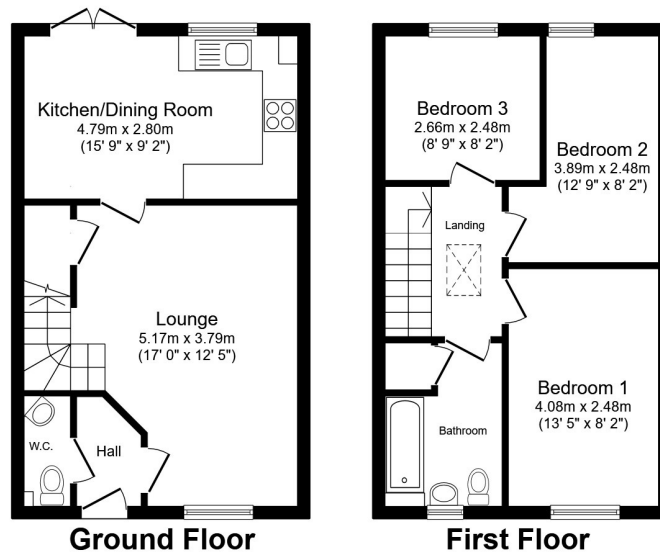
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 75.7 sq.m. (815 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 www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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