

Abbeyfield Road, Sheffield, S4

£155,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

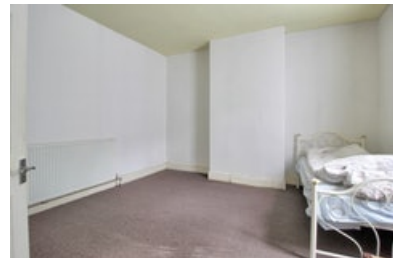
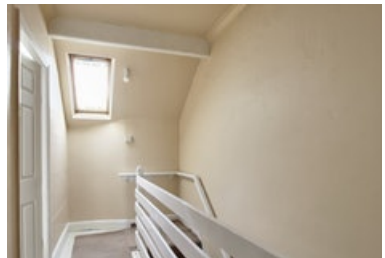
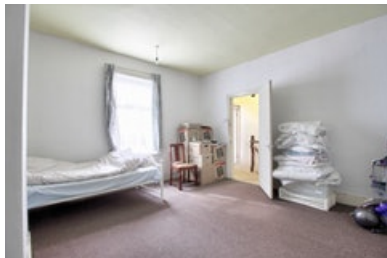
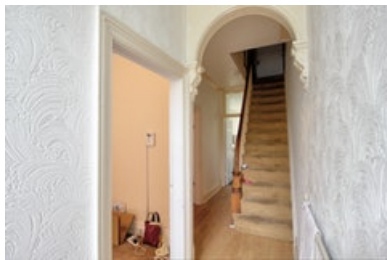
Rarely do these Victorian Villa type properties come on the market overlooking the park! Fantastic spacious family home retaining many beautiful period features and must be viewed to fully appreciate. This family home has generous size accommodation with high ceilings throughou, recently refitted m

Key features:

- Superb period terraced Villa
- Overlooking the park
- Three double bedrooms
- Two large reception rooms
- New bathroom fitted
- No chain
- Spacious and offers lots of potential

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band B (£1400.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Street Parking



****GUIDE PRICE £155,000 to £165,000****

Rarely do these Victorian Villa type properties come on the market overlooking the park! Fantastic spacious family home retaining many beautiful period features and must be viewed to fully appreciate. This family home has generous size accommodation with high ceilings throughout, recently refitted modern bathroom suite and kitchen, utility room with potential to extend further. Generous Living room with bay window overlooking the park and large dining room. To the first floor there are two double bedrooms, modern bathroom and staircase to the third attic double bedroom! Gas centrally heated and double glazed. Lovely size rear garden. The property is well situated for access to local amenities, public transport links into town and of course easy access into the park opposite, ideal for families to enjoy.

Entrance Hallway 3'5 x 24

Lovely open hallway with original period spindle balustrade and ornate arch over the hall. Radiator to one wall and access into the reception rooms.

Living room 13'4 x 15 into bay

Well presented and spacious living room with modern fitted fire, front facing double glazed bay window with views over the park, radiator to one wall.

Dining room 11'1 x 13'4

Large dining room with high ceiling, rear facing double glazed window and radiator to one wall.

Kitchen 8'4 x 14'10

Modern fitted kitchen with base units and inset sink, cooker point and side facing double glazed window, a Upvc door also provides access into the garden. A door leads through to the utility room.

Utility room 6'2 x 7'2

A good size utility room with fitted work top and inset sink. Side facing double glazed windows and also houses the gas central heating combi boiler.

Cellar 16'8 x 14

A spacious and dry cellar, ideal for additional storage space.

First floor landing

With the spindle balustrade and provides access to two bedrooms and the family bathroom.

Bathroom 8'1 x 11'1

A fantastic family bathroom with modern fitted suite in white comprising low flush wc, pedestal hand wash basin and panelled bath with mixertap and shower attachment. Large airing cupboard and also built in low level cupboards to one corner. There are also two double glazed windows and a heated ladder style chrome effect towel rail.

Bedroom One 18'11 x 12'3

Superb size master double bedroom with two front facing double glazed windows overlooking the park. Radiator to one wall.

Bedroom Two 13'1 x 13'3

Spacious double bedroom two has a rear facing double glazed window and radiator to one wall.

Second floor landing area

Spacious landing area with additional walk in wardrobe.

Attic bedroom three 15'1 x 13'3

Lovely double bedroom with two Velux windows and radiator to one wall.

Outside

The property is nicely set back from the road and in an elevated position taking full advantage of the views over the park. An attractive front garden and to the rear is a good size garden with seating area, flower beds and vegetable patches. Lots of further potential.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

22, Abbeyfield Road, SHEFFIELD, S4 7AX

Dwelling type: Mid-terrace house	Reference number: 8256-7024-1680-3821-2996
Date of assessment: 19 April 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 April 2016	Total floor area: 133 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,334
Over 3 years you could save	£ 2,439

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	You could save £ 2,439 over 3 years
Heating	£ 4,746 over 3 years	£ 2,307 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	£ 5,334	£ 2,895	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px; text-align: center;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px; text-align: center;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px; text-align: center;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px; text-align: center;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px; text-align: center;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px; text-align: center;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px; text-align: center;">(1-20) G</p> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p style="border: 1px solid black; padding: 2px;">Current</p> </div> <div style="width: 45%; text-align: center;"> <p style="border: 1px solid black; padding: 2px;">Potential</p> <p style="font-size: 2em; font-weight: bold; color: #0070c0;">73</p> <p style="font-size: 2em; font-weight: bold; color: #e91e63;">50</p> </div> </div>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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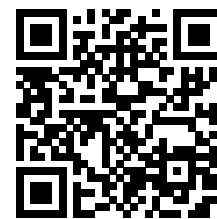
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,137
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,089
3 Floor insulation (suspended floor)	£800 - £1,200	£ 210

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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