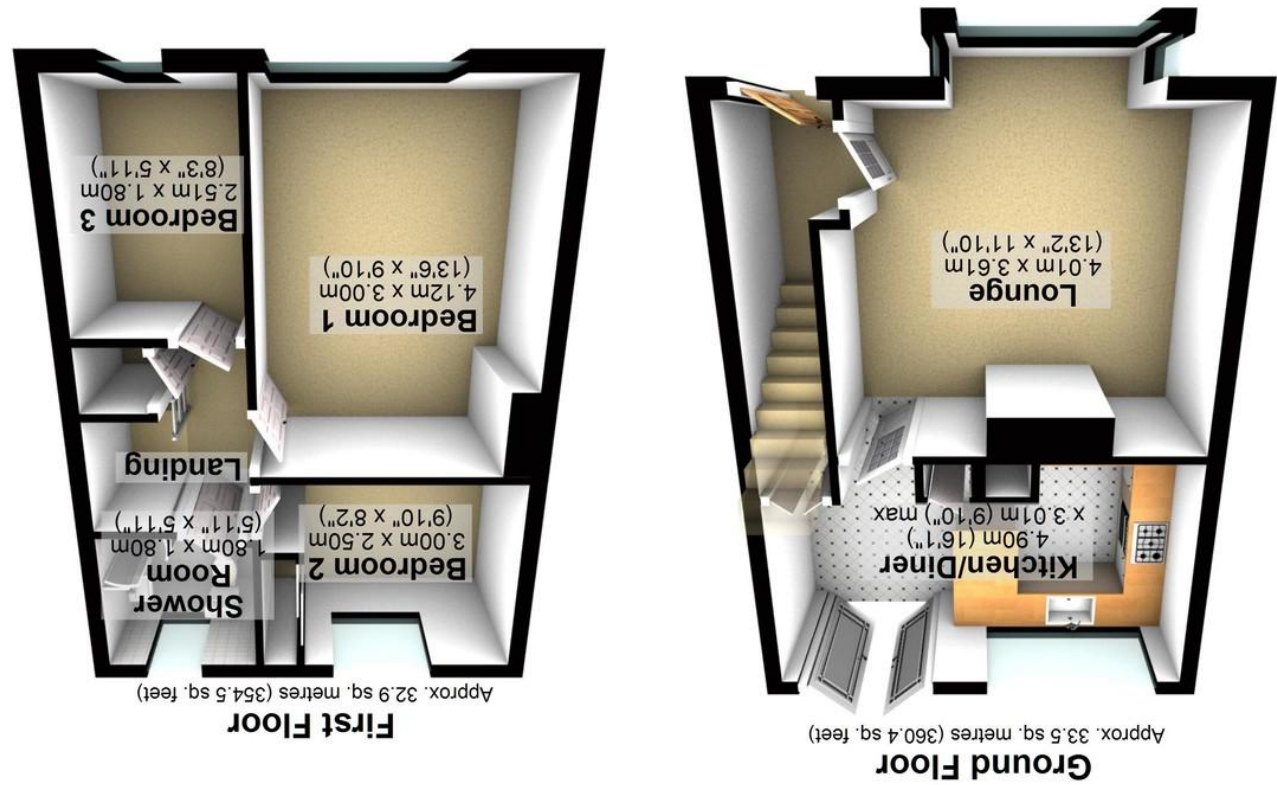


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

%epcGraph\_c\_1\_340\_r180%

All measurements are approximate  
Plan produced using PlanUp.

Total area: approx. 66.4 sq. metres (714.9 sq. feet)





68 Helmtan Road | Woodseats | Sheffield | S8 8QL

Property Tenure: Freehold

Perfect for first time buyers and families alike is this spacious and well presented three bedroomed mid-terraced property. Located in the heart of one of Sheffield's most sought after residential suburbs with easy access to not only a wealth of local amenities as well as great transport links and local reputable schools. This deceptively spacious property is immaculately presented throughout and offers a versatile range of accommodation that would suit any buyer. Briefly consists of an entrance hall, lounge, well appointed dining/kitchen, two double bedrooms, single bedroom and family bathroom. Outside is off road parking for two cars and to the rear is a private garden perfect for families.



### PROPERTY FEATURES

- THREE BEDROOMS
- MID-TERRACED PROPERTY
- OFF ROAD PARKING
- EXCELLENT TRANSPORT LINKS
- REPUTABLE LOCAL SCHOOLS
- PERFECT FOR FIRST TIME BUYERS
- CLOSE TO GRAVES PARK
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- FREEHOLD COUNCIL TAX BAND B

OFFERS IN REGION OF £210,000

