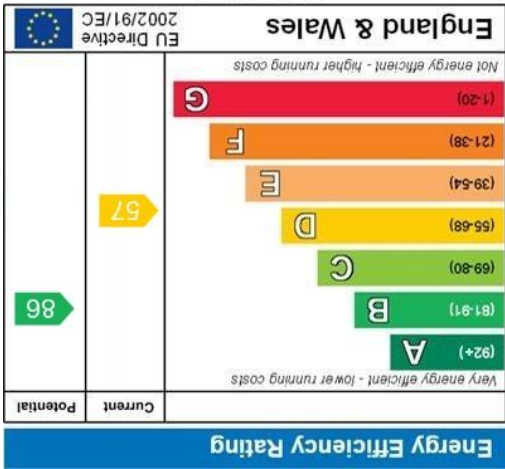
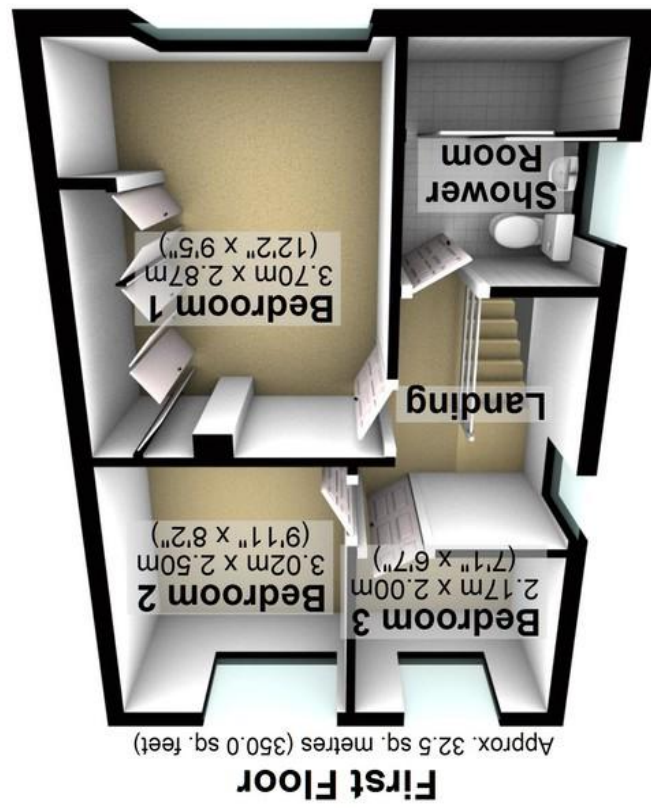


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM



Total area: approx. 65.0 sq. metres (700.0 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





51 Tadcaster Crescent | Woodseats | Sheffield | S8 0RD

Property Tenure: Freehold

Quietly tucked away on this little known backwater in the very heart of ultra popular Woodseats is this tastefully presented and very well proportioned three bedroomed, semi detached family home. Offered to the open market with the benefit of no upward chain and immediate vacant possession the property will be super popular with the growing family market looking to create a forever home. With plenty of potential for the new buyers to add their own stamp and also offering opportunity to further extend (subject to planning) to create additional space and bedrooms if required. Located close to numerous local amenities within Woodseats that boasts an array of independent shops, eateries and cafes, Graves park is on hand along with top local schooling catchments and not forgetting The Peak District is right next door. With off road parking to the front and private rear garden the property in brief comprises entrance hall, sitting room kitchen/diner, three bedrooms and bathroom are on the upper floor



PROPERTY FEATURES

- THREE BEDROOMED SEMI DETACHED HOME
- QUIET RESIDENTIAL ROAD SET BACK FROM THE MAIN ROAD
- SHORT STROLL TO AMENITIES AND PUBLIC TRANSPORT LINKS
- AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
- PLENTY OF POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING
- TOP LOCAL SCHOOLING CATCHMENTS AVAILABLE
- CLOSE TO GRAVES PARK AND THE PEAK DISTRICT
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE
- FREEHOLD COUNCIL TAX BAND B £1,597.42

