



33 Delf Street

Heeley, S2 3GX

Only upon a detailed internal inspection will the true size of this exceptional three double bedroomed, double rear off shot Victorian terraced be fully revealed. Located in the very heart of Heeley one of Sheffield's most sought after and desirable residential suburbs within walking distance of central Sheffield, numerous local amenities and falling within catchment for well sought after schools. Number 33 offers very spacious accommodation over four floors that will appeal to the professional couple and family market alike and represents a very rare opportunity to purchase such a deceptive town house. With private rear gardens benefitting from no through fare from neighbouring properties the accommodation in brief comprises off shot kitchen, dining room, lower ground floor converted utility room, sitting room, three double bedrooms, ample storage on the landing and rear off shot family bathroom.

Guide Price £155,000 - £165,000

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A uPVC sealed unit double glazed rear entrance door with glazed frosted bottom and middle section gives access to an off shot kitchen

KITCHEN 8' 0" x 8' 2" (2.44m x 2.49m) There is a space and point for a large free standing fridge freezer, rear facing uPVC sealed unit double glazed picture window sat beneath which is a sink and half and drainer with mixer tap. There is a range of wall and base units, wood effect roll top work surfaces, tiled splash backs, integrated stoves four ring gas hob, built in extractor canopy hood and light fitted above that, double electric fan assisted oven and grill again by Stoves. Also housed in here is a wall mounted Worcester gas central heating boiler by Green Star RI

DINING ROOM 13' 10" x 12' 3" (4.22m x 3.73m) A door off from the kitchen gives access to a rear dining room. There is a double banked central heating radiator, television aerial point, rear facing uPVC sealed unit double glazed picture window with views and aspects out over the rear gardens. A beautifully finished well presented and proportioned principal reception room finished in a contemporary style

A pine panelled original door gives access to the inner reception hallway with staircase to the first floor with handrail to the left hand side, further beautiful pine panelled original door gives access to a front sitting room

SITTING ROOM 13' 8" x 12' 2" (4.17m x 3.71m) There is a single panelled central heating radiator, television aerial point, telephone point and a uPVC sealed unit double glazed front entrance door with glazed frosted middle and top sections and front facing uPVC sealed unit double glazed picture window. A focal feature of the room itself is the contemporary surround fireplace with a marble back and hearth and an inset gas living coal effect fire to the central section and a brush brass trim surround. A beautifully finished well presented and proportioned principal reception room which has the original coving and original decorative central ceiling rose.

BASEMENT 10' 6" x 11' 8" (3.2m x 3.56m) A panelled door off from the dining room gives access to the basement which has been fully converted. The cellar head is level with shelving and storage facilities and houses the wall mounted Honeywell for the gas thermostat control. The basement is one main room running to the front of the property having a wall mounted main rose extractor fan, plumbing for a washing machine, space and point for a tumble dryer, low voltage halogen spotlights to the ceiling and a central heating radiator. Also housed in here is a fuse box and gas and electricity meters. An excellent multiple usage room which could be used as a work from home office/study, childrens play room or occasional bedroom. There is a front

facing uPVC sealed unit double glazed fireplace escape picture window

BEDROOM ONE 12' 5" x 12' 9" (3.78m x 3.89m) A panelled door on the first floor landing gives access to the front master bedroom. There is a double banked central heating radiator, front facing uPVC sealed unit double glazed picture window, television aerial point and attractive coordinating decoration. An excellent principal master bedroom finished in a contemporary style. To one wall is a range of built in shelved out, large walk in storage facilities which runs underneath the stairs

The inner first floor landing has a range of built in cleverly designed storage facilities with sliding part mirrored doors giving access to which in turn provides deep usual recess hanging and inset shelving facilities.

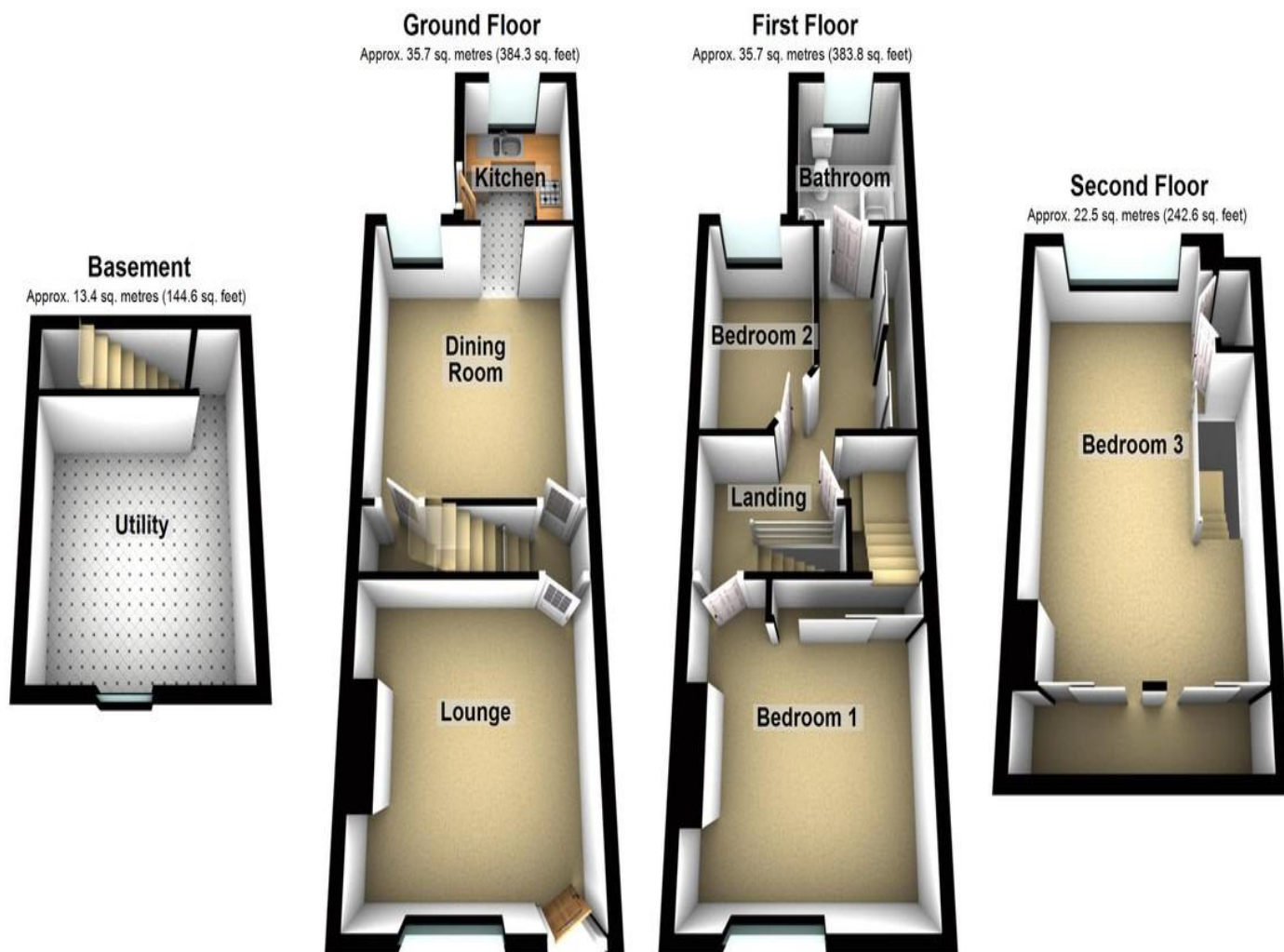
BEDROOM TWO 7' 0" x 10' 9" (2.13m x 3.28m) A panelled door gives access to bedroom two. There is a single panelled central heating radiator, rear facing uPVC sealed unit double glazed fire escape picture window with views and aspects out over the rear gardens

BATHROOM 8' 5" x 6' 2" (2.57m x 1.88m) A pine panelled door gives access to a beautifully finished off shot bathroom. There is a full contemporary suite in white comprising of a low flush WC, pedestal wash hand basin, panelled and tiled surround bath with chrome finished central mixer tap, Triton T82 electric shower situated over. There is high quality hand fitted flooring, majority tiled walls, wall mounted extractor fan, LED spotlights to the ceiling, rear facing frosted uPVC sealed unit double glazed picture window and vertical heated towel rail/radiator finished in brush chrome

BEDROOM THREE 12' 5" x 18' 0" (3.78m x 5.49m) An excellent third double bedroom which has a front facing sealed unit double glazed Velux window situated beneath is a range of storage facilities into the eaves with sliding door giving access to. There is an additional rear facing sealed unit double glazed deep walk in dormer window which floods ample natural light into the room itself. There is a range of built in crawl into storage facilities situated beneath the dormer window itself. There are LED spotlights to the ceiling and cylinder/airing cupboard

VALUER Andy Robinson





Total area: approx. 107.3 sq. metres (1155.2 sq. feet)

Viewing and Offer Procedure

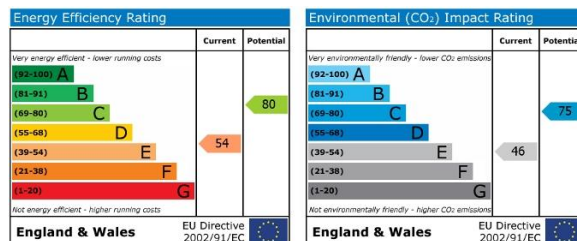
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