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**198 Woodseats Road, Sheffield**

Sheffield

Guide Price **£185,000**

# 198 Woodseats Road

Sheffield, Sheffield

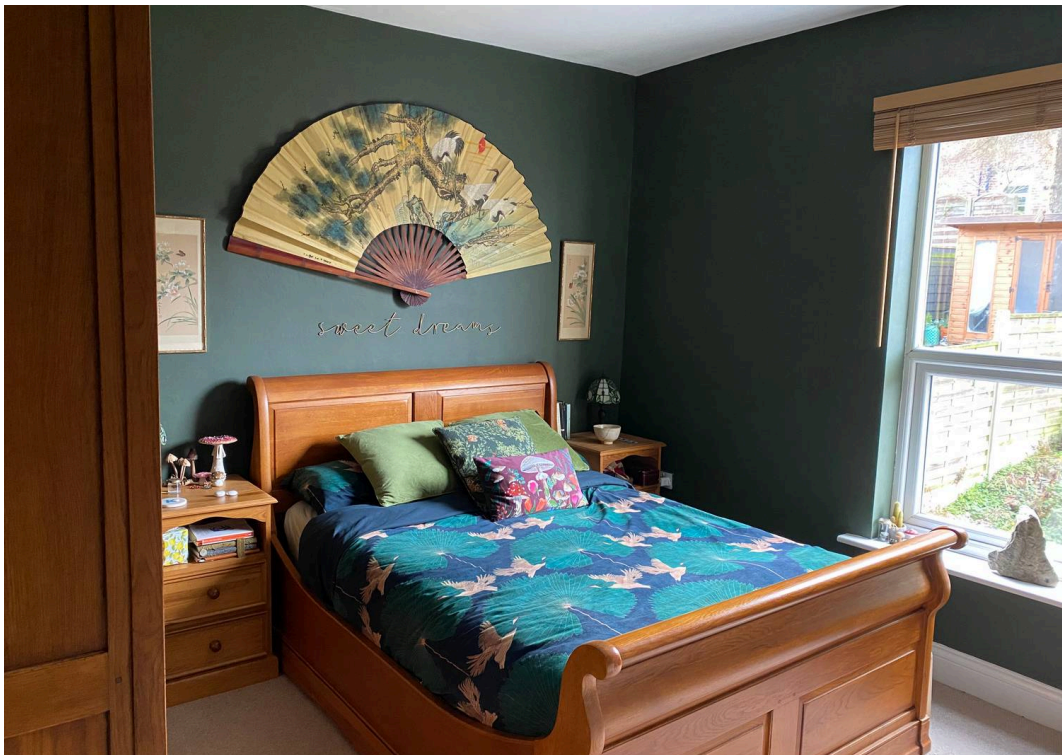
Perfect for first time buyers and investors alike is this spacious and well presented two bedroom terrace property. Offered for sale with no onward chain and being located in the heart of the ever popular residential suburb of Woodseats and being in an ideal location to take advantage of not only the unrivalled public transport links but also has a host of local amenities within easy walking distance. The property has been finished to a high standard throughout and briefly consists of kitchen/dining room, spacious and bright lounge, two double bedrooms and family bathroom. Outside is a larger than average garden and to the front is ample on street parking.

Council Tax band: A


Tenure: Freehold

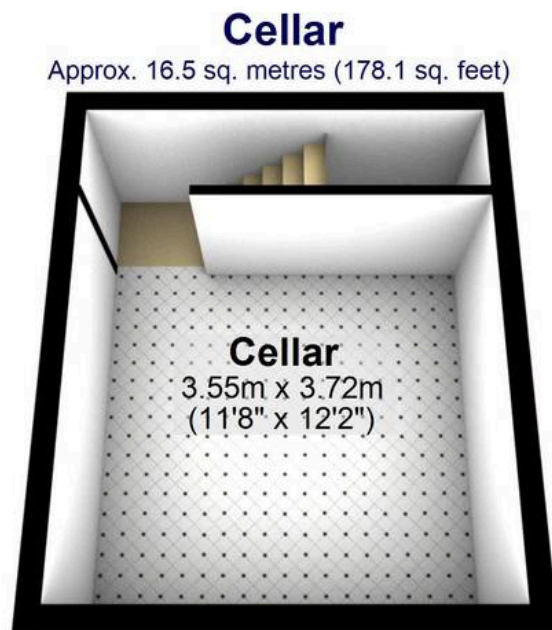
- TWO BEDROOMED MID TERRACED PROPERTY
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- AVAILABLE WITH NO ONWARD CHAIN
- GREAT LOCAL SCHOOLS INCLUDING WOODSEATS PRIMARY SCHOOL
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- LOCATED IN THE HEART OF THE WELL SOUGH AFTER WOODSEATS
- SPACIOUS ACCOMODATION TOTALLING 893 SQ FT
- COUNCIL TAX BAND A
- FREEHOLD PROPERTY



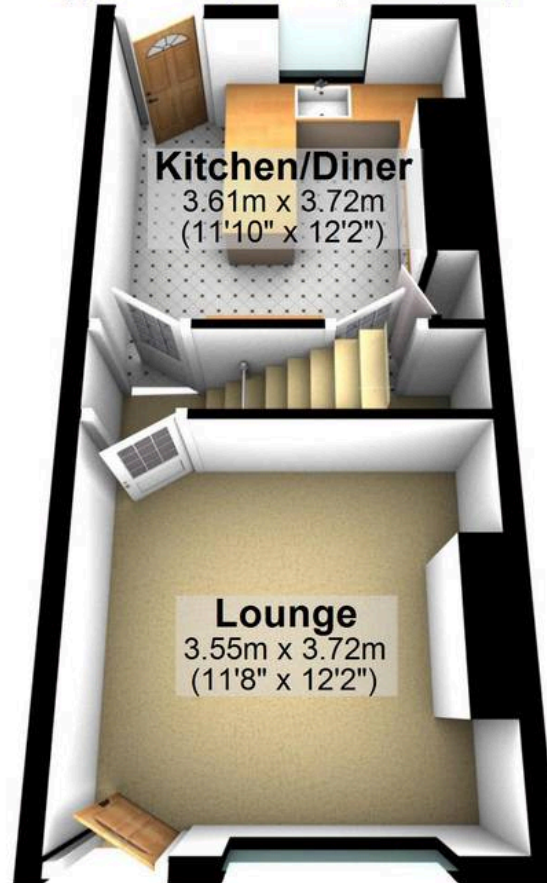


## Energy Efficiency Rating

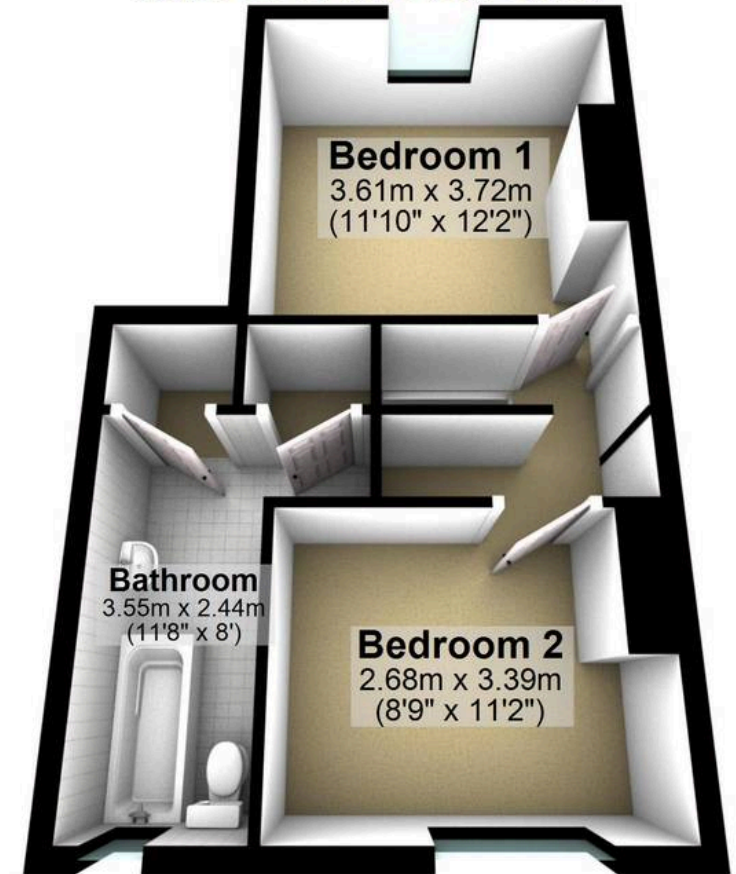
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



**Ground Floor**  
Approx. 30.3 sq. metres (326.5 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.