



WHITEHORSES

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info@whitehorses.com
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46 Havercroft Road, Woodseats

Sheffield

Offers in Region of **£260,000**

46 Havercroft Road

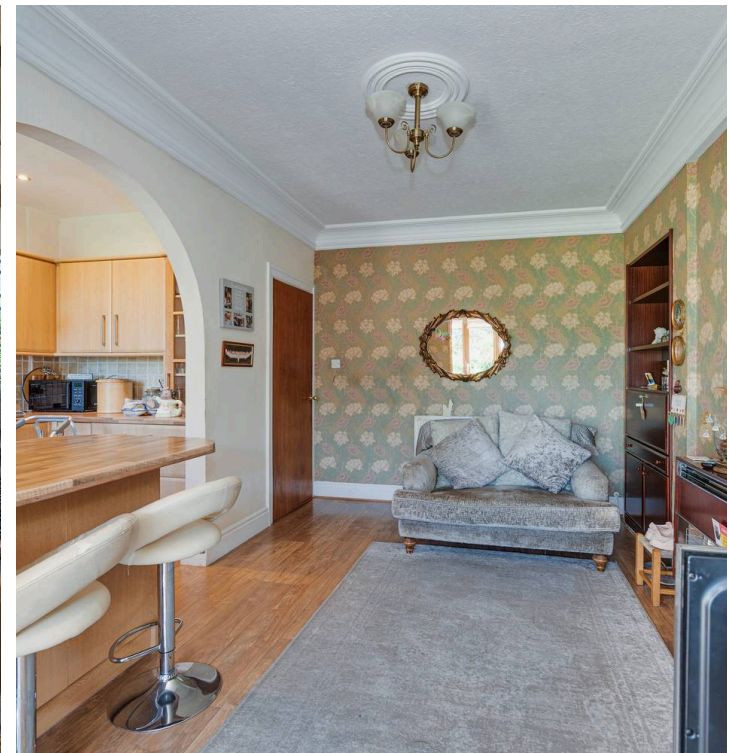
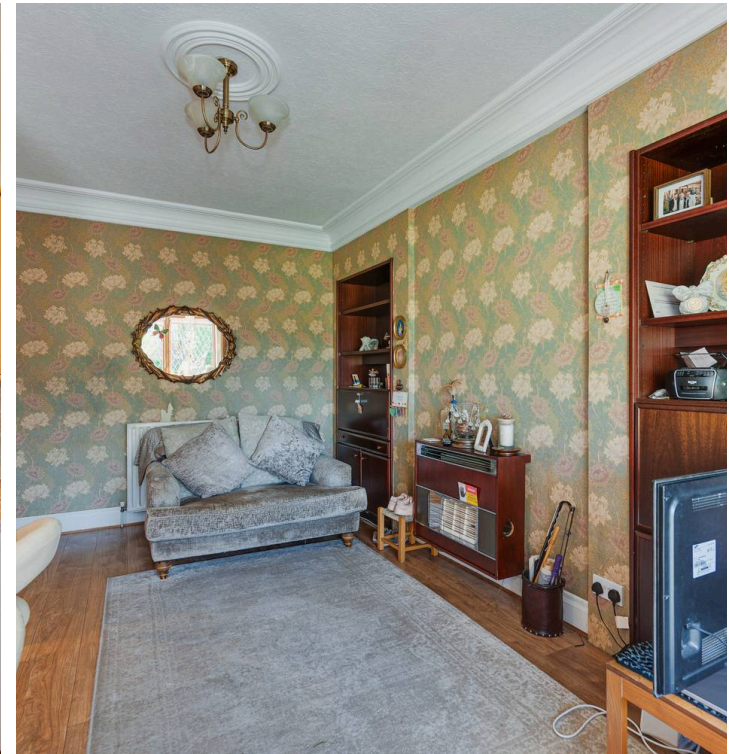
Woodseats, Sheffield

This three bedroomed semi-detached home offers an excellent opportunity for families and investors alike. Situated within a sought-after residential area, the property benefits from two spacious reception rooms, providing versatile living and dining spaces. The house has been extended to the rear, offering additional room for family life or entertaining. While the home is in need of modernisation and central heating, it presents a blank canvas for buyers to personalise and add value. The property is leasehold, falls within Council Tax Band B, and holds an EPC rating of E. Located close to a wealth of local amenities and within the catchment area for reputable schools, this is an ideal spot for families seeking convenience and community. The ever-popular Graves Park is also just a short distance away, perfect for outdoor activities and leisure. To the rear of the property, you will find a large private garden. The property also benefits from a front garden area, which could be adapted for additional parking if required. This home presents an exciting opportunity to create a wonderful family residence in a desirable location.

Council Tax band: B

Tenure: Leasehold

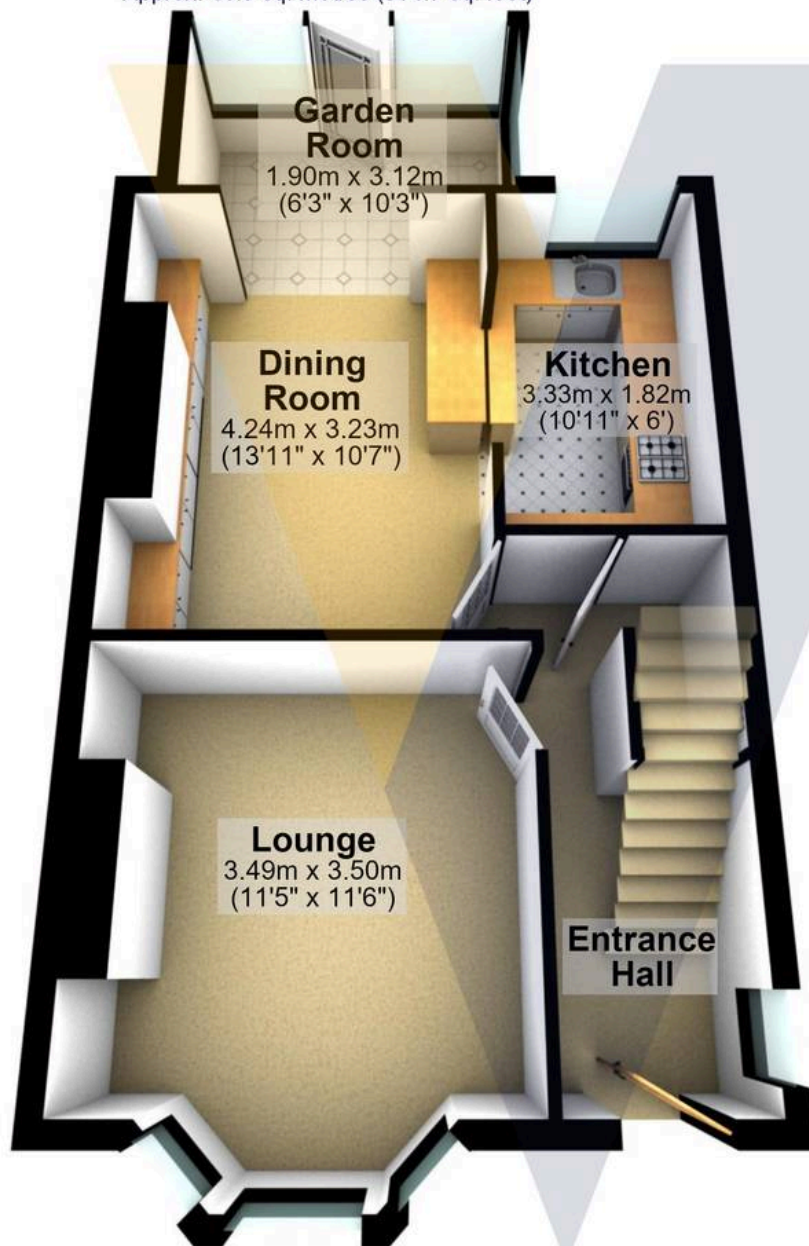
- THREE BEDROOMED SEMI-DETACHED HOME
- TWO LARGE RECEPTION ROOMS
- FANTASTIC VIEWS AND A LARGE PRIVATE GARDEN TO THE REAR
- CLOSE TO A WEALTH OF LOCAL AMENITIES
- SITS IN THE CATCHMENT FOR LOCAL REPUTABLE SCHOOLS
- IN NEED OF MODERNISATION AND CENTRAL HEATING
- PERFECT FAMILY HOME





Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Garden Room

1.90m x 3.12m
(6'3" x 10'3")

Dining Room

4.24m x 3.23m
(13'11" x 10'7")

Kitchen

3.33m x 1.82m
(10'11" x 6')

Lounge

3.49m x 3.50m
(11'5" x 11'6")

Entrance Hall

First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Bedroom 2

4.24m x 3.31m
(13'11" x 10'10")

Bathroom

2.78m x 1.74m
(9'1" x 5'8")

Landing

Bedroom 1

3.49m x 3.31m
(11'5" x 10'10")

Bedroom 3

2.53m x 1.74m
(8'3" x 5'8")

Total area: approx. 87.2 sq. metres (938.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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