







61 Helmtton Road

Woodseats • Sheffield • S8 8QJ

Guide Price £230,000 - £245,000

A stunning 2 double bedroom semi-detached property with beautiful gardens and a driveway. Beautifully maintained and neutrally presented throughout featuring a modern kitchen and bathroom. Benefits from combination gas central heating and double glazing. Generous size outbuilding. Potential to extend or convert the loft, subject to consents. The ground floor comprises of a light and airy bay fronted lounge complemented by oak flooring and made-to-measure blinds. Overlooking the rear garden, offering a pleasant outlook and direct access through rear door, is an open plan dining kitchen filled with natural light. The contemporary kitchen is fitted with shaker style units topped with solid wooden worktops and chevron style tiled splashbacks. Integrated appliances include an oven, microwave, electric hob, fridge freezer, washing machine, and slimline dishwasher. The first-floor features 2 double bedrooms styled with a neutral palette and a fully tiled family bathroom, equipped with 3-piece white suite, overhead shower and glass screen. The first-floor landing provides access to the loft space, offering potential to convert, subject to necessary consents. Externally, there is a landscaped front garden and driveway creating a great first impression. Accessed through secure gates is an enclosed rear garden, designed to offer a partial lawn bordered by attractive planting, with a patio, ideal for dining and relaxing. A Generous outbuilding offers many options, ideal for homeworking, storage or a summer house. Helmtton Road enjoys excellent facilities including pubs, bars, restaurants, shops and schools within Woodseats. Located close to Graves Park with excellent access to Sheffield, Chesterfield and the motorway network.






- Stunning Bay-fronted Semi Detached Property
- 2 Double Bedrooms
- Open Plan Dining Kitchen
- Modern Kitchen & Bathroom
- Popular Location in Woodseats, S8
- Generous Outbuilding Offering Versatility
- Superb Landscaped Rear Garden
- Driveway Providing Off Street Parking
- Leasehold (about 137 years left). Ground Rent is £15pa

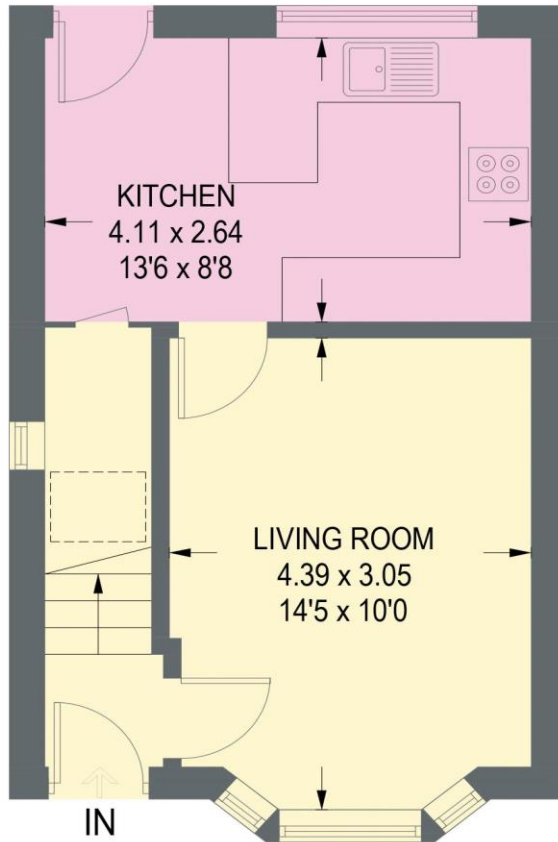




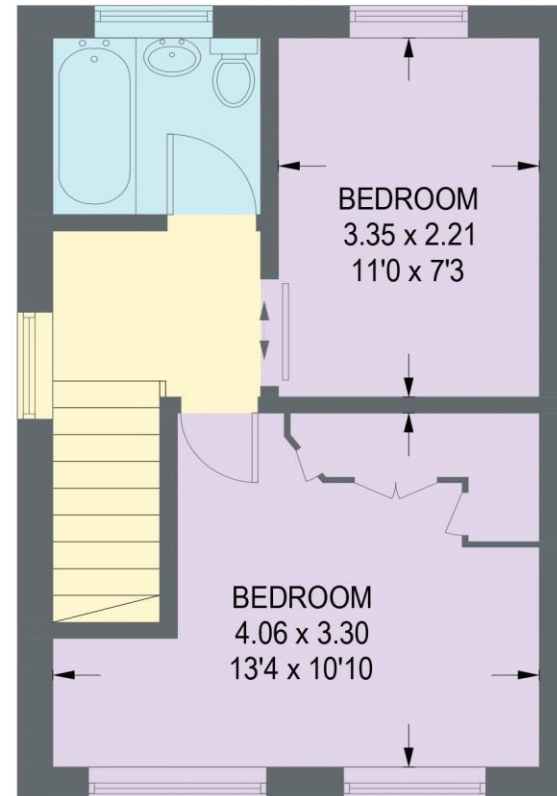
61 HELMTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 56.7 SQ M / 610 SQ FT

 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR
28.8 SQ M / 310 SQ FT



FIRST FLOOR
27.9 SQ M / 300 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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