







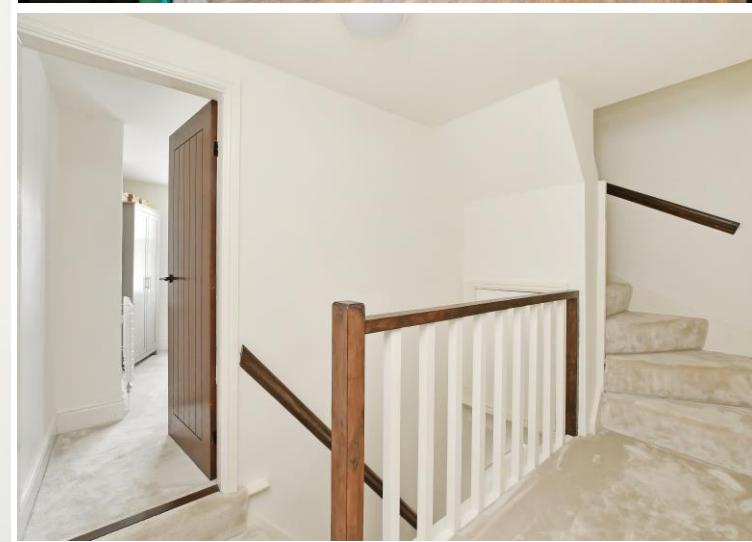
150 Cartmell Road

Woodseats • Sheffield • S8 0NN

Guide Price £325,000 - £350,000

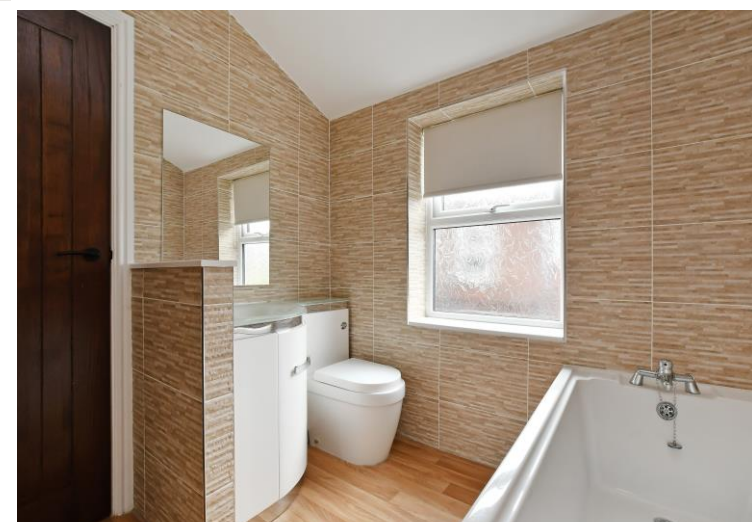
A spacious 4 bedroom and 2 bathroom semi-detached house located on a no-through road in Woodseats. Ideally located close to an array of local amenities, with excellent transport links. Lights and airy, stylishly presented accommodation arranged over 3 levels with a beautiful kitchen and bathroom. Measures an impressive 1,215 sq.ft. Benefits from gas central heating with a combination boiler and double glazing. Landscaped rear garden. . Accessed through a side entrance leading though to a minimal, modern lounge, presented with clean, crisp décor and log burning stove located on a stone hearth. The dining area is presented in neutral tones finished with a contrasting wood effect floor, and offering a pleasant garden aspect and under stairs storage. The off-shot kitchen is fitted with matte neutral units, contrasting wood effect worktops, and integrated appliances, including an oven, electric hob, fridge freezer, dishwasher, and washing machine. The first floor is generously proportioned featuring two double bedrooms laid with neutral carpet. The family bathroom is equipped with 3-piece white suite, textured tiling, and separate WC. Located on the second floor are a further two stylish bedrooms flooded with natural light, offering access to the loft space. Externally, a front garden creates privacy from the road. At the rear is an enclosed, attractive, low maintenance garden designed with decorative stone and raised decked patio complemented by established trees. Cartmell Road is a popular road, well-placed for local shops and amenities in both Abbeydale and Woodseats, with a growing café culture, schools, recreational facilities including Climbing Works and Virgin and access to the city centre, Dore Train Station, the universities, hospitals, and the Peak District.





- Generous Size Semi-Detached Family Home
- Located on a No Through Road in Woodseats
- 4 Double Bedrooms & 2 Bathrooms
- Modern Lounge with a Log Burning Stove
- Stunning Kitchen

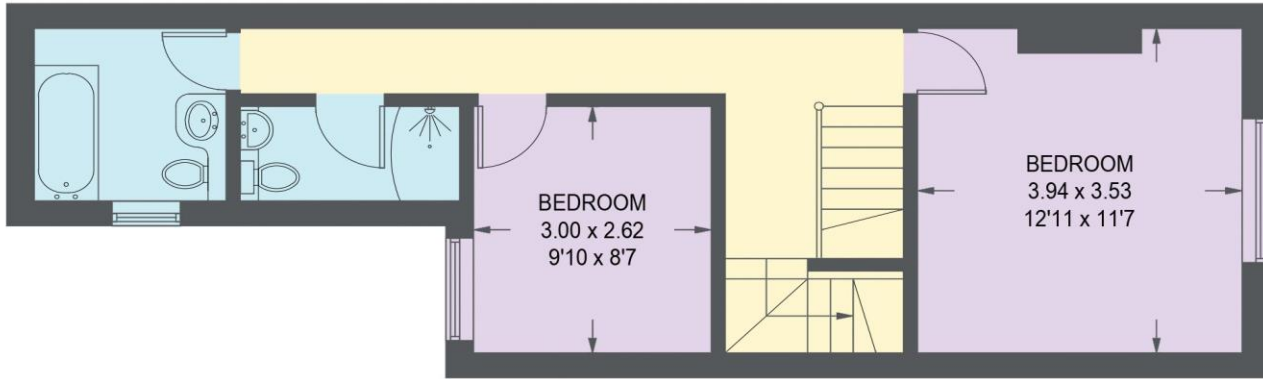
- Light & Airy Accommodation Over 3 Levels
- Stylishly Presented Throughout - A Must See
- Immaculate Low Maintenance Rear Garden
- Leasehold TBC
- Council Tax band B, EPC Rating D



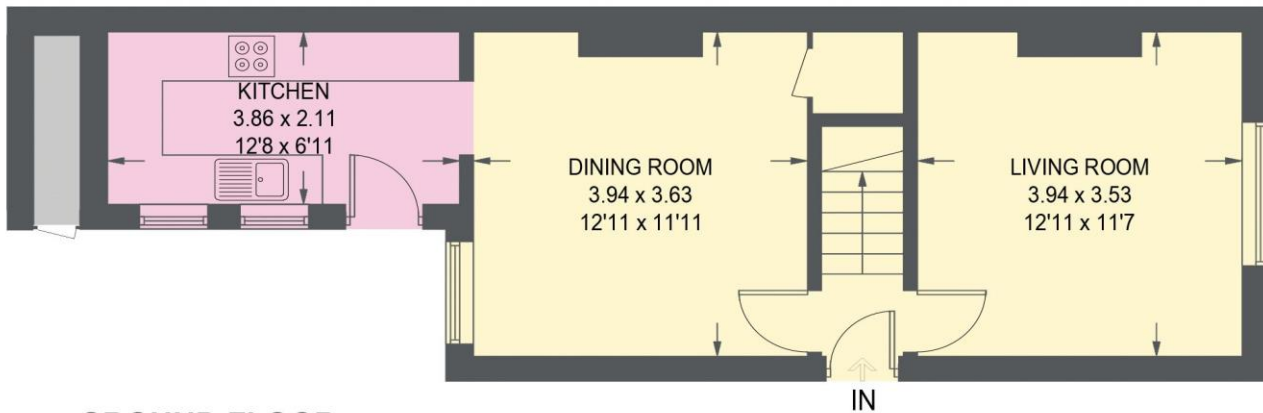


150 CARTMELL ROAD

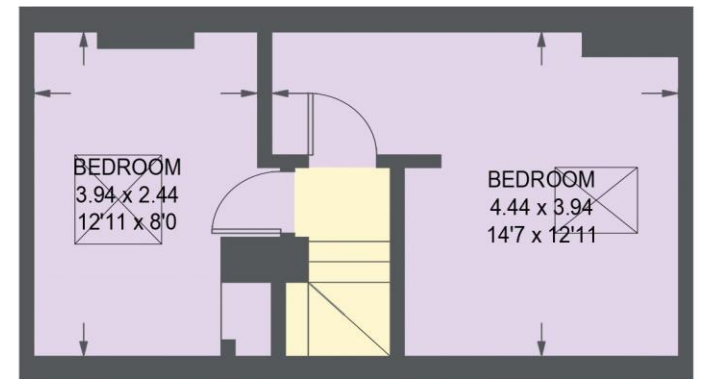
APPROXIMATE GROSS INTERNAL AREA = 112.9 SQ M / 1215 SQ FT



FIRST FLOOR
43.3 SQ M / 466 SQ FT



GROUND FLOOR
41.8 SQ M / 450 SQ FT



SECOND FLOOR
27.8 SQ M / 299 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868