



Revill Lane, Woodhouse Sheffield

welcome to

Revill Lane, Woodhouse Sheffield

GUIDE PRICE £160,000-£170,000. Three bedroom semi-detached property located in the popular village of Woodhouse within easy access to all the amenities, schools as well as transport links. The property has a lounge, dining room and downstairs shower room. Gardens and garage. No chain!



Kitchen

With a side facing door, rear and side facing double glazed windows. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric cooker point, space for a fridge-freezer and plumbing for a washing machine. There is splashback tiling, laminate flooring, an electric storage heater and access to the hall.

Hallway

With a side facing double glazed window, an electric storage heater, an understairs storage cupboard with a side facing double glazed window and stairs which rise to the first floor.

Lounge

With a front facing double glazed window, coving to the ceiling, wall light points, an electric storage heater, windows and double doors through to the dining room.

Dining Room

With rear facing French doors which lead out to the rear garden, coving to the ceiling, an electric storage heater and a serving hatch through to the kitchen.

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls, an electric wall heater, front and side facing obscure double glazed windows.

First Floor Landing

With a side facing double glazed window and an electric storage heater.

Bedroom One

With a front facing double glazed window.

Bedroom Two

With a rear facing double glazed window.

Bedroom Three

With a rear facing double glazed window.

Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a walk-in shower. There is tiling to the walls, a storage cupboard housing the immersion heater and a front facing obscure double glazed window.

Outside

To the front of the property there is a garden with various shrubs and plants, a pathway and garden gate to the side access. To the rear of the property there is a generous enclosed lawned garden with various shrubs, plants and hedging to the borders, a garden path, shed and rear access gate to the garage.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/CPK115342



welcome to

Revill Lane, Woodhouse Sheffield

- GUIDE PRICE £160,000-£170,000
- Semi-detached property
- Three bedrooms
- No chain
- Good access to local amenities
- Lounge/Dining Room

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£160,000-£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115342



Property Ref:
CPK115342 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk