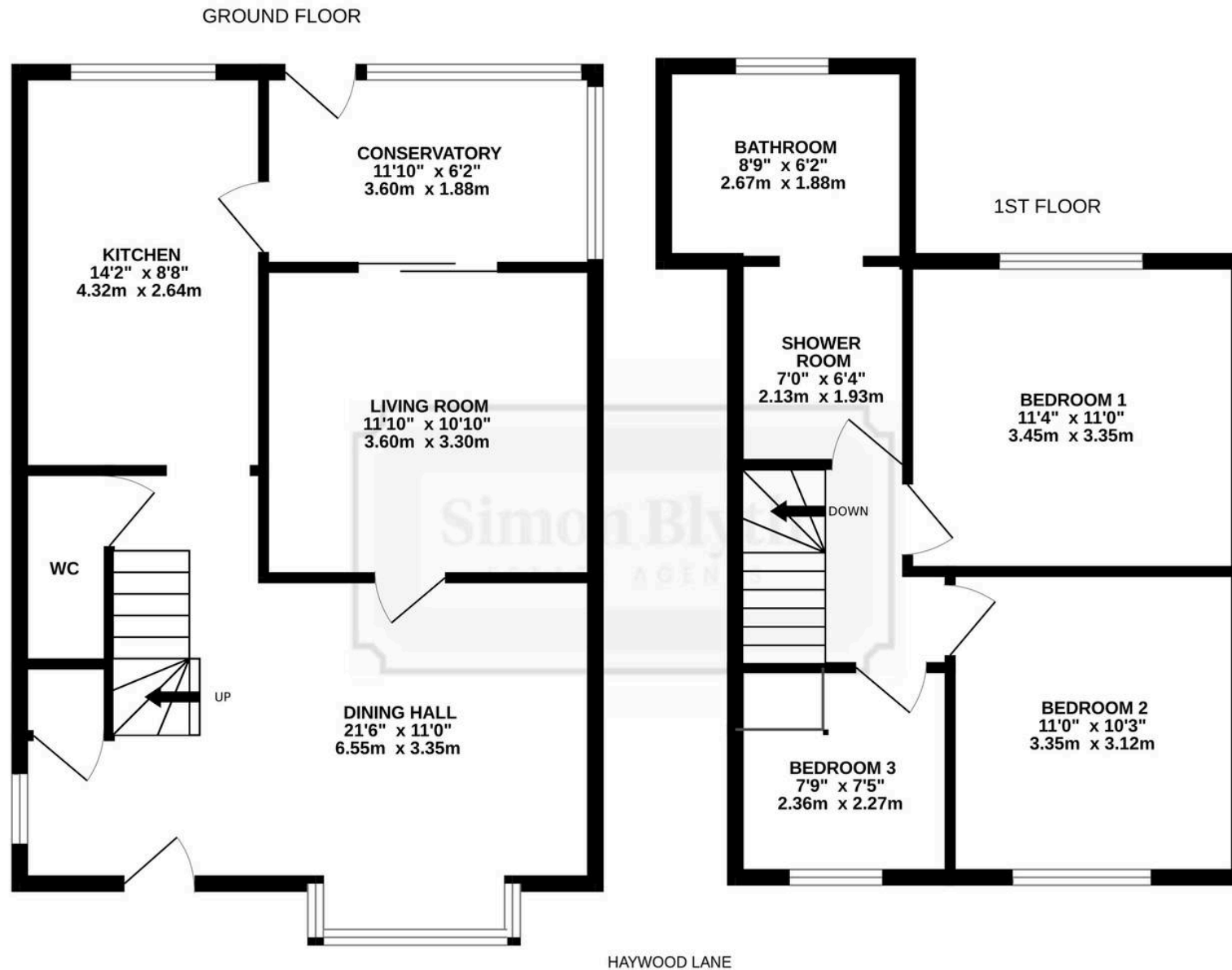




Haywood Avenue, Deepcar
Sheffield

Offers in Region of **£280,000** – Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Haywood Avenue

Deepcar, Sheffield

OFFERED TO THE MARKET THIS VERY WELL-PRESENTED THREE BEDROOM DETACHED HOME, LOCATED IN A HIGHLY REGARDED RESIDENTIAL ADDRESS, CLOSE TO BEAUTIFUL COUNTRYSIDE AND EASY REACH TO LOCAL AMENITIES INCLUDING FOX VALLEY RETAIL PARK, ACCOMMODATION IS OVER TWO STOREYS AS FOLLOWS: To ground floor, entrance hall, dining room, living room, conservatory, fitted kitchen with integrated appliances. To first floor, there are three bedrooms and modern shower room/bathroom. Outside, there are gardens to front including elevated decking area and driveway providing off street parking for two vehicles to the front. Properties of this type are in such high demand, so an early viewing is recommended, please call to arrange at your earliest convenience. Council Tax band: C Tenure: Leasehold





ENTRANCE/DINING AREA

An open plan entrance hall / dining area with excellent natural light from a large bay window. The space has high quality laminated wood effect flooring, an under-stairs storage cupboard and a modern slimline wall mounted radiator.

LIVING ROOM

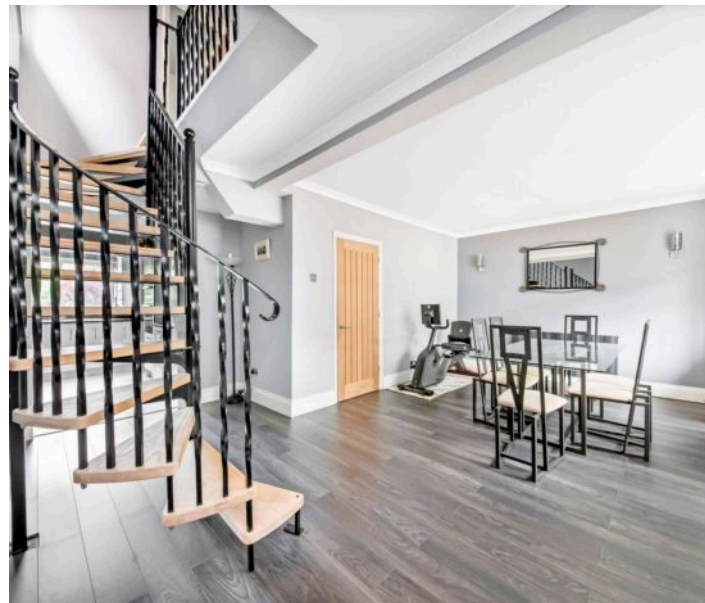
A cosy but bright space with carpeted flooring leading on to the rear conservatory/sun room via the sliding patio doors.

KITCHEN

A modern and stylish kitchen in excellent condition with integrated cooker and microwave. There is a breakfast bar, ample work top and cupboard storage as well as great natural light from the window that overlooks the rear garden/decking areas.

DOWNSTAIRS WC

Comprising of two-piece white suite in the form of close coupled WC pedal base with chrome mixer taps over.



BEDROOM ONE

This lovely bright double bedroom is situated at the rear of the first floor, is in great decorative condition and benefits from overlooking the rear garden as well as having great countryside views.

BEDROOM TWO

This well decorated second double bedroom is situated to the front of the first floor, is carpeted, has fitted wardrobes and a modern stylish slimline wall mounted radiator.

BEDROOM THREE

The third single bedroom is located to the front of the first floor and is great decorative condition, carpeted and with a small modern wall mounted radiator.

BATHROOM/SHOWER ROOM

This bathroom is something quite special. It has two areas - one has the walk-in shower, modern glass wash basin & stand along with the WC with the second area to the rear having a separate large corner bath. It is simply a stunning modern family bathroom ideal for relaxing in.



CONSERVATORY

This conservatory/sun room has excellent natural light, is adjacent to both the kitchen & living room and also has separate access via uPVC stable door to the rear decking/garden. This room has good quality wood effect laminate flooring and a modern slimline wall mounted radiator.

OUTSIDE

The incredible space continues on the outside too with the front of the property having an off-street parking area with a modern resin-finished surface making it easy to maintain. The rear of the property has two raised decked areas ideal for maximising the views to the rear of the property along with a small lawned area on a lower level. This is a fantastic area for socialising with family & friends.





ADDITIONAL INFORMATION

The EPC Rating is E-54, the Council Tax Band is C and we are informed by the vendor that the property is Freehold.

VIEWING

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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