



Guide Price £220,000 - £230,000

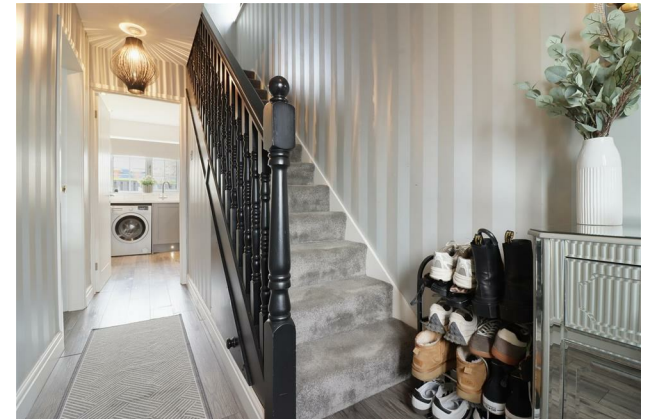
- 3 bedroom semi-detached home
- Modern kitchen with integrated appliances
- Generous plot with an enclosed rear garden area with lawn and decking seating area
- Viewing is highly recommended
- Off street parking for multiple vehicles and garage with power
- 2 double bedrooms and a good sized single room
- Great location close to the tram stop for access to Sheffield centre
- Beautifully presented throughout
- Modern bathroom with shower over the P shaped bath
- Ideal starter home or for a young family

Seagrave Drive, Sheffield S12 2JR

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Council Tax Band: B





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Nestled in the desirable area of Seagrave Drive, Sheffield, this beautifully presented semi-detached house would be ideal for young families or 1st time buyers looking to establish themselves in a welcoming community with great transport links. With three well-proportioned bedrooms, this property offers ample space for a growing family or for those who simply desire extra room.

Externally, the front of the property provides parking for two vehicles, alongside a garage that is equipped with power, provides extra an parking space, a workshop or storage. The enclosed rear garden has a decked seating area and lawn, ideal for entertaining and relaxing.

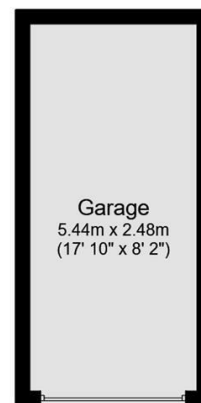
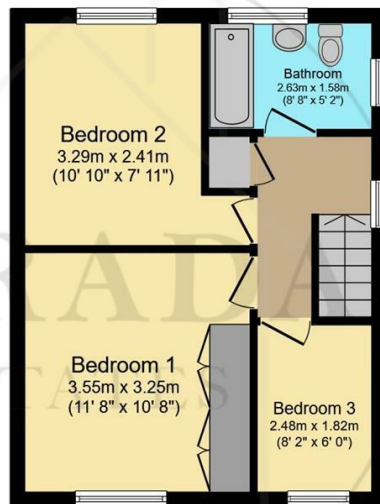
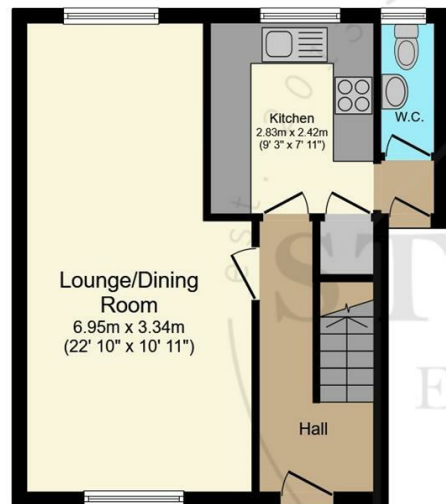
Internally a reception/diner room provides ample room to relax in the lounge area and space for seating in the dining area. The modern kitchen is equipped with integrated appliances including, fridge freezer, oven, gas hob and that all important wine cooler. There is also space for washing machine. Additionally, the convenience of a downstairs WC and storage under the stairs which adds to the practicality of the home.

On the 1st floor the property boasts a modern bathroom that has been tastefully designed, with a P shaped bath with shower over, grey tiles and a white suite. The 1st of two double bedrooms sits alongside the bathroom and benefits from integrated storage. The second double is to the front and again has integrated storage. The single bedroom, again with storage, completes the accommodation.

The property has been renovated and beautifully presented by the current owner with a modern kitchen and bathroom a combi boiler and consumer unit all fitted in the last 6 years. Plus facias soffits and general maintenance. The tenure is Leasehold (155 years remaining - £35 every 6 months ground rent) and sits in council tax band B.







Total floor area: 87.5 sq.m. (942 sq.ft.)

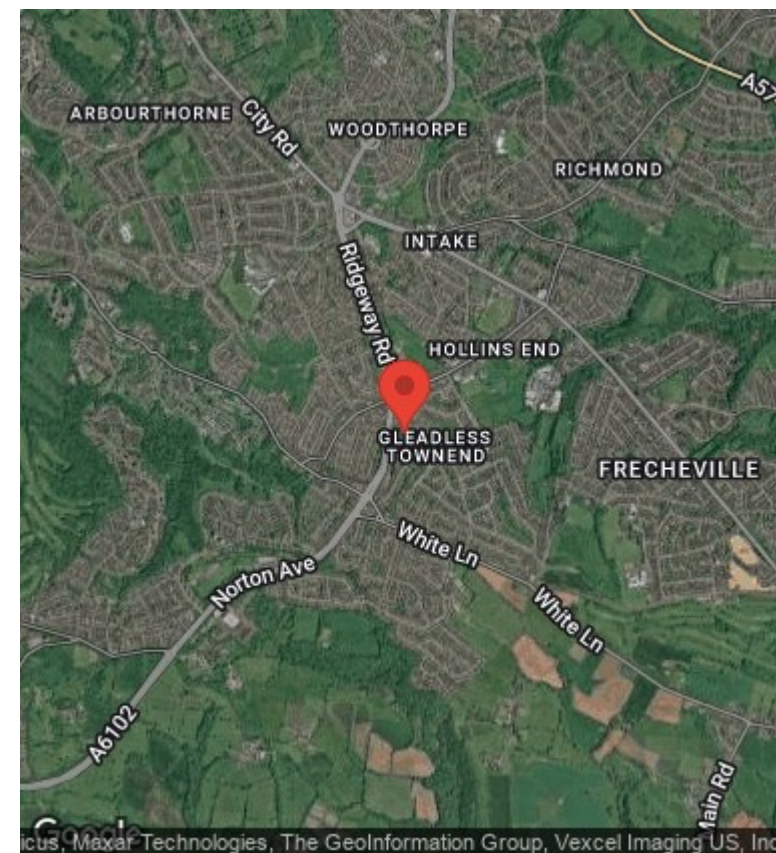
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC