







## 42 Halsall Drive

Darnall • Sheffield • S9 4JE

Guide Price £180,000 - £190,000

Deceptively spacious 3/4 double bedroom mid terraced property in Darnall, S7, providing excellent transport links to the city centre. Flexible living space offering great potential to develop or extend subject to necessary consents. Benefits from combination gas central heating and double glazing. Freehold with no onward chain. Parts of furniture and white goods are available via separate negotiation. The property enters through a front porch into a tiled inner hallway leading through to a dual aspect, open plan living space filled with natural light courtesy of front and rear facing French doors, creating direct access to the outdoor space. The spacious dining kitchen is fitted with a range of modern shaker style units, complementary worktops and providing space with plumbing for freestanding appliances. There is ample space for a dining table, generous walk-in pantry and additional side porch/storage. The first-floor features 3 generously proportioned double bedrooms, one of which incorporates stairs leading to a fabulous, versatile occasional room filled with natural light, offering storage within the eaves. The bathroom is equipped with 4 piece white suite, separate rainfall shower, partially tiled with chrome heated towel rail. Externally is an enclosed forecourt and low maintenance tiered rear garden designed with potting shed and seating areas bordered by established planting and mature fruit trees. Halsall Drive is well placed for access to a range of local amenities and is a short drive away from Meadowhall Retail Park and Shopping Centre and has good transport links into the city centre and provides easy access to the motorway.



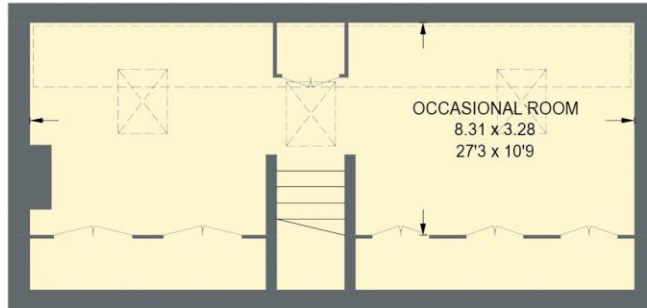


- Deceptively Spacious Mid Terrace Property
- 3 Double Bedrooms & Occasional Room
- White Bathroom Suite & Separate Shower
- Spacious Dining Kitchen
- Dual Aspect Open plan Living Area
- Combination Boiler & Double Glazing
- Excellent Transport Links to City Centre
- Low Maintenance Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC TBC

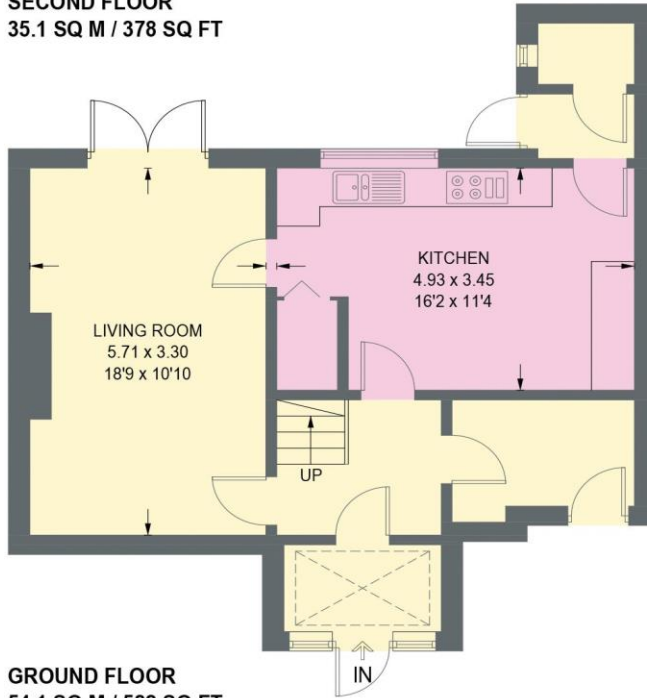


# 42 HALSALL DRIVE

APPROXIMATE GROSS INTERNAL AREA = 138.2 SQ M / 1487 SQ FT

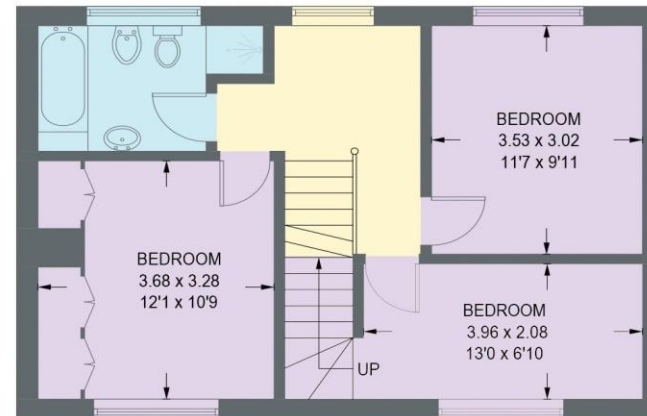


**SECOND FLOOR**  
35.1 SQ M / 378 SQ FT



**GROUND FLOOR**  
54.1 SQ M / 582 SQ FT

 = REDUCED HEADROOM  
BELOW 1.5m / 5'0



**FIRST FLOOR**  
49.0 SQ M / 527 SQ FT

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



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