





2 Yew Greave Crescent

Sheffield • South Yorkshire • S5 9AX

Guide Price £125,000 - £130,000

Offering fabulous potential is a deceptively spacious 2 double bedroom semi-detached family home. In need of general updating, the property benefits from gas central heating and double glazing. Generous gardens wrap around the property alongside a gated driveway creating off street parking. Freehold with no onward chain. The property enters into a spacious entrance hall leading through to a generously proportioned, dual aspect living area overlooking gardens to both front and rear. The kitchen requires updating with no integrated appliances and adjoining porch providing storage and alternative rear door access. The first floor comprises 2 good sized double bedrooms and partially tiled bathroom with WC located separately on ground level. The first-floor landing provides an airing cupboard where the water tank is located and access to the loft space, ideal for storage. Externally, generous gardens wrap around the property offering privacy and a pleasant outlook alongside a gated driveway creating off street parking and brick built outhouse. Yew Greaves Crescent is well-placed for local shops and amenities, schools, recreational facilities, public transport and access to the city centre, M1 Motorway, the hospitals and Meadowhall.

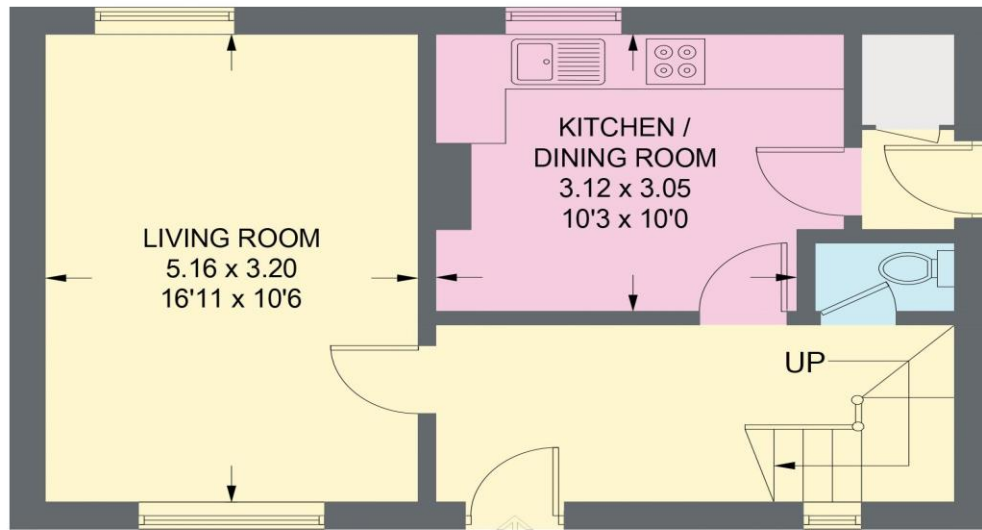


- Semi Detached Family Home in S5
- 2 Double Bedrooms
- Requires General Updating
- Offering Fabulous Potential
- Gas Central Heating & Double Glazing
- Generous Wraparound Gardens
- Gated Driveway
- No Onward Chain
- Freehold
- Council Tax Band A, EPC TBC

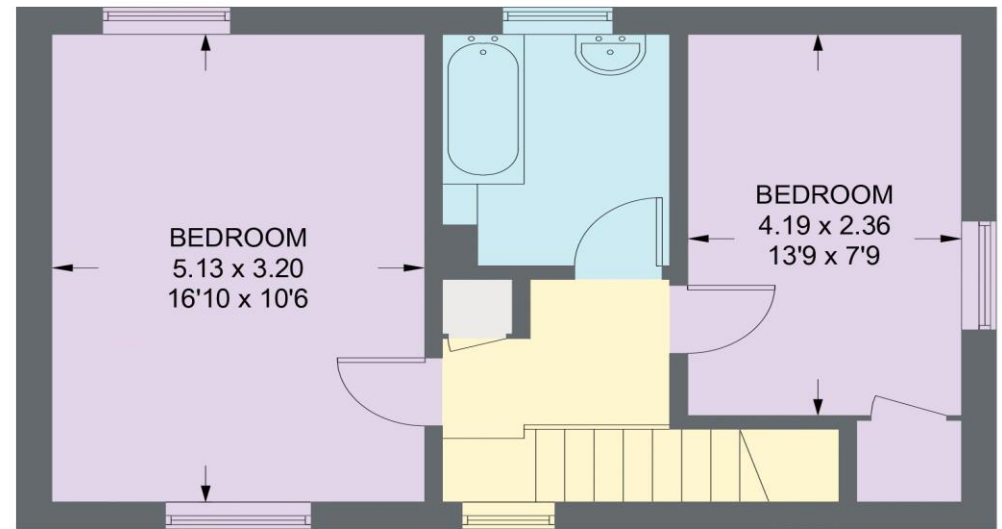


2 YEW GREAVE CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 80.6 SQ M / 868 SQ FT



GROUND FLOOR
40.4 SQ M / 435 SQ FT



FIRST FLOOR
40.2 SQ M / 433 SQ FT

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

(ID/MRP/2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.