











## 143 Park Spring Drive

Sheffield • South Yorkshire • S2 3QR

Guide Price £240,000 - £250,000

A superb and generously proportioned 2/3 bedroom town house built by Keepmoat as part of their 'Full Lifetime Property' collection. The property has lovely views towards the city centre, 1202 square feet of flexible accommodation over 3 levels with office/occasional bedroom 3, uPVC double glazing, gas central heating with combination boiler and driveway. The property enters into a welcoming entrance hallway with W.C, leading through to a versatile office/bedroom 3 with store cupboard. The light and airy living room features a uPVC glazed door to a flagged terrace enjoying superb views towards the city centre. Stairs rise to the first-floor landing offering access to the roof space. A generous double bedroom is styled with on trend grey tones and carpet with 3 front facing windows. A modern shower room is stylishly tiled with walk in rainfall shower. From ground level stairs descend to a lower lobby with generous storeroom and WC. A spacious dining kitchen is fitted with a range of white units complemented by contrasting worktops, hob, oven, extractor, space and plumbing for washing machine. A flexible living area offering ample space for seating or dining table and providing direct access to the rear garden. A driveway directly in front of the property creates off street parking. To the rear of the property is a raised flagged terraced balcony area with decked steps to the lawned garden which is enclosed by brick walling and fencing. Park Spring Drive is well-placed for local shops and amenities, schools, parks, colleges, the tram and access to the city centre, hospitals, Sheffield Hallam University, train station, Meadowhall and the motorway.









- Generous 2 Double Bedroom Town House
- Keepmoat 'Full Lifetime Property'
- Flexible Accommodation Over 3 Levels
- Lovely Views Towards Sheffield City Centre
- Light & Airy with Neutral Decor

- Gas Central Heating & Double Glazing
- Enclosed Rear Garden & Raised Terrace
- Off Street Parking
- Lease 249 years from 13th Sept 2012, £175 pa
- Council Tax Band C, EPC Rating B









# 143 PARK SPRING DRIVE

APPROXIMATE GROSS INTERNAL AREA = 111.7 SQ M / 1202 SQ FT

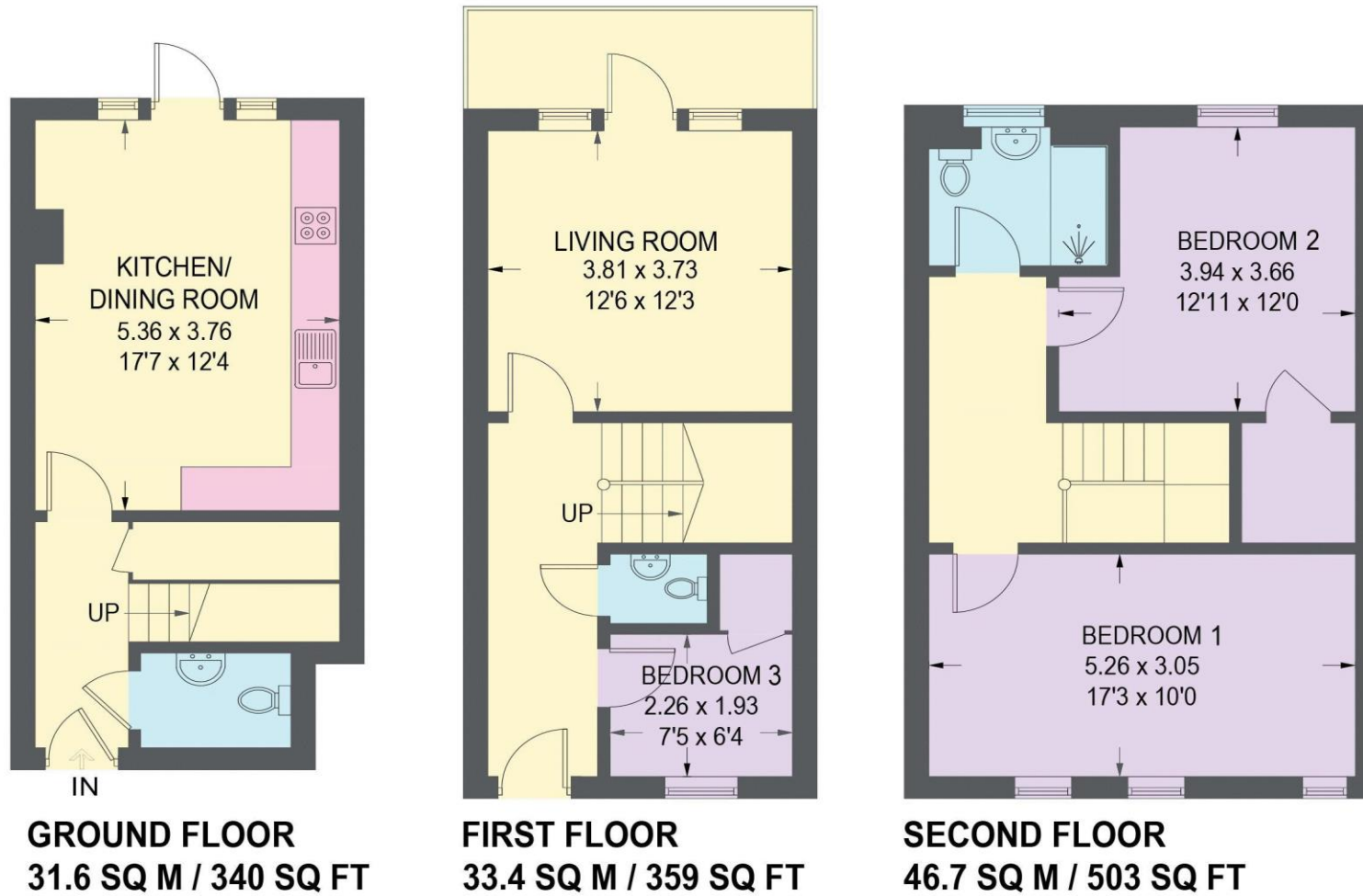


Illustration for identification purposes only, measurements are approximate, not to scale.

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.





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