



Hollybank Avenue, Sheffield
Sheffield

Offers in the Region of
£200,000



Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Tenure: Freehold

Council Tax Band: A

A well-presented three bedroom semi-detached family home, Situated in a popular and convenient residential area, this lovely home benefits from a generous garden, Two good sized reception rooms and a pleasant conservatory overlooking the garden.

Property reference: RB0377

- Three Bedroom Semi-Detached
- Spacious Lounge with Bay Window and Feature Fireplace
- Modern Kitchen
- Dining Room
- Utility Room and Conservatory
- Large Rear Garden with Lawn and Patio
- Modern Family Bathroom with Separate WC
- Convenient Location Close to Schools, Shops, Healthcare and Transport Links
- Viewing Advised
- Property reference: RB0377





A well-presented three bedroom semi-detached family home, Situated in a popular and convenient residential area, this lovely home benefits from a generous garden, recently installed windows to the front and side, New front door, Two good sized reception rooms and a pleasant conservatory overlooking the garden.

Entering through the hallway, to the front of the property is a bright and spacious living room featuring a large bay window and a charming fireplace. Towards the rear, the modern kitchen is fitted with an integrated oven and gas hob, and flows into the dining room which benefits from built-in storage. From here, there is access to a useful utility room and a conservatory, offering additional family space.

Upstairs, there are three bedrooms. The master bedroom enjoys a large bay window and fitted wardrobes, while the family bathroom is finished in a modern style with a shower over the bath and a separate W.C.

Outside, the rear garden is particularly attractive and enjoys a good amount of sunshine, with a large lawn and patio area – ideal for children to play or for summer entertaining, there are also two outbuildings which provide useful storage. To the front of the property there is a lawned garden adding to the kerb appeal.

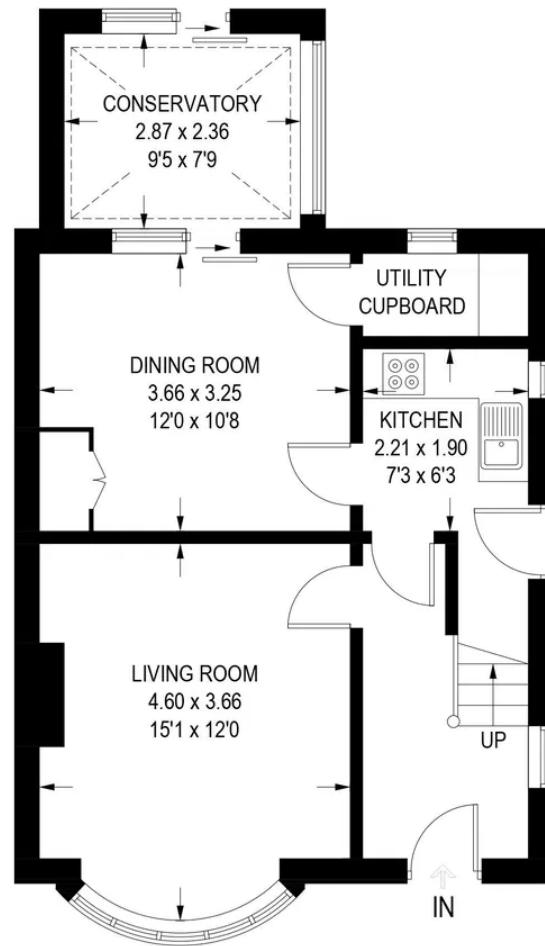
Located in a popular family-friendly area, the property offers the perfect balance of space, style and practicality. Close to well-regarded schools, shops and healthcare facilities, with excellent transport links and nearby green spaces, this welcoming home with its modern interior and generous gardens is ready to move into and enjoy.

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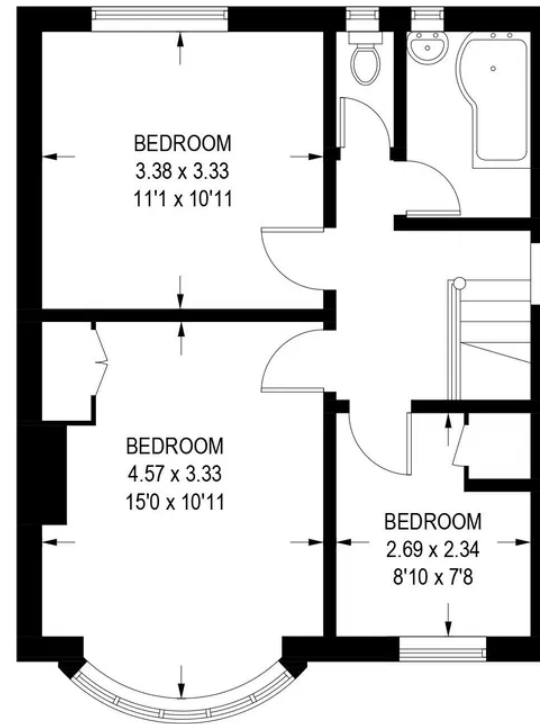




APPROXIMATE GROSS INTERNAL AREA = 96.9 SQ M / 1043 SQ FT



GROUND FLOOR
52.4 SQ M / 564 SQ FT



FIRST FLOOR
44.5 SQ M / 479 SQ FT

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

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