



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Agents Comments

Joe was really impressed with the space of accommodation and the low maintenance rear garden. You could move straight in and enjoy entertaining friends and family immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



104 Halesworth Road, Sheffield, South Yorkshire, S13 9AB

Asking price £325,000

- Four Bedroom Semi-Detached
- Garage
- EPC Grade C
- Downstairs W/C
- Off Road Parking
- No Chain
- Low Maintenance Rear Garden
- Excellent Transport Links To The City Centre & Motorway Network
- Well Presented Throughout
- Family Bathroom





# 104 Halesworth Road, Sheffield S13 9AB

**\*\* NO CHAIN \*\***

Immaculately presented four-bedroom Semi-detached home, finished to an EXCEPTIONAL STANDARD THROUGHOUT. This modern and contemporary property benefits from excellent transport links, including easy access to the M1. The accommodation is complemented by a STYLISH KITCHEN AND BATHROOM and a low-maintenance rear garden featuring artificial lawn, ideal for today's busy lifestyle. Situated close to local amenities.

Property briefly comprises of Lounge, kitchen diner, hallway and downstairs W.C. To the first floor there are three bedrooms and a family bathroom to the second floor is a large master bedroom with en-suite. ENCLOSED REAR GARDEN and OFF ROAD PARKING WITH GARAGE.

EPC Grade C



Council Tax Band: C

