



## Halifax Road

, Sheffield, S6 1LA

Offers over £165,000



This property is an ideal first time buyers first home which is located within this popular area, close to local shops, supermarkets and the retail park is a well presented three bedroomed stone fronted end terrace which has the benefit of a driveway.

The property briefly consists of a well equip kitchen, lounge, two bedrooms to the first floor and an attic bedroom, rear garden and driveway.



## Description

Built in 1900 this period stone end terraced ideal for a first time buyer is well presented and situated close to all the local amenities. This property must be viewed to appreciate the accommodation on offer.

## Entrance

The property entered through the back Upvc door into the welcoming kitchen.

## Kitchen 10'11" x 11'11" (3.35m x 3.65m)

The kitchen is a culinary delight with built in appliances; cooker, 4 ring electric induction hob with extractor, fridge / freezer, microwave, dishwasher and washing machine. The kitchen has cream base and wall units with a solid wood butchers block worktop, ceramic sink and centre tap, part tiled walls and laminate flooring with a rear facing Upvc window over looking the rear garden. The kitchen benefits from a storage cupboard under the stairs which houses the combi boiler.

## Lounge 13'5" x 10'11" (4.10m x 3.35)

Walking from the kitchen past the foot of the stairs into the lounge which has a centre feature of an inset wood burner, laminate flooring, original coving and ceiling rose with access through to the front through the front facing Upvc door.

## Stairs & Landing

At the foot of the stairs there is a radiator with TRV leading up the carpet stairs to the spindle wood banister onto the first floor landing with an upvc window looking out to the rear.

## Master Bedroom 10'11" x 15'5" (3.35m x 4.70m)

The master bedroom is a generous size front facing bedroom with carpet, radiator with TRV, built in wardrobe over the stairs.

## Bedroom Two 9'4" x 6'6" (2.85m x 2.00m)

The second bedroom is a 3/4 size room with carpet and radiator with a rear view.

## Bathroom 9'8" x 4'5" (2.95m x 1.36m)

The bathroom consists of a cream three piece suite; bath, wc and hand basin, electric shower, part tiled walls, carpet and recess lights.

## Attic Bedroom 11'9" x 12'4" (3.60m x 3.77m)

The attic room is the third bedroom currently used as a relaxation room with a large side facing curved Upvc window, laminate flooring, part tongue and groove wooden walls, electrics, radiator with TRV.

## Outside

To the front of the property there are steps leading to the front door with wrought iron decorative railings on the raise stone wall, driveway to the side for approximately two cars leading to the rear of the property where there is an enclosed garden with a lawn, established shrubs and plants, concrete patio and decking leading to the storage shed.

## Additional Benefits

The property benefits from gas central heating. The property is a leasehold property with over 800 years left on the lease, however there are no ground rent or service charges.

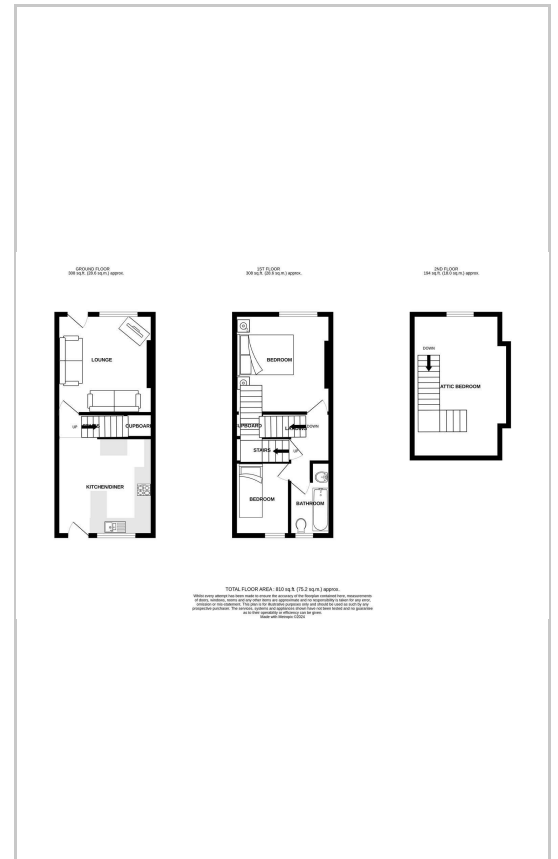
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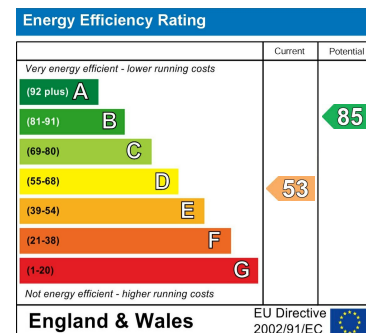
## Area Map



## Floor Plans



## Energy Efficiency Graph



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