



## THE DUKE OF YORK MARKET STREET SHEFFIELD, S21 4EG

**£250,000**  
**FREEHOLD**

A stylish and modern new build two-bedroom detached bungalow, offered with no upward chain and situated in a highly sought-after location just minutes' walk from Eckington town centre, supermarkets, and a range of local amenities. This beautifully presented home features a spacious entrance hallway, a stunning open-plan kitchen/living/dining area with high-spec appliances and luxury finishes, two generously sized bedrooms, a contemporary shower room, and a separate utility room. The property also benefits from a private courtyard/driveway with outdoor lighting, an electric vehicle charging point, and water supply—ideal for entertaining. Additionally, it is conveniently located close to free council car parking, making it perfect for modern, low-maintenance living.

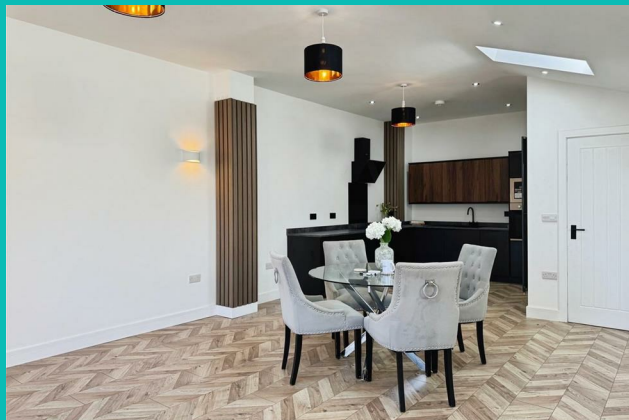
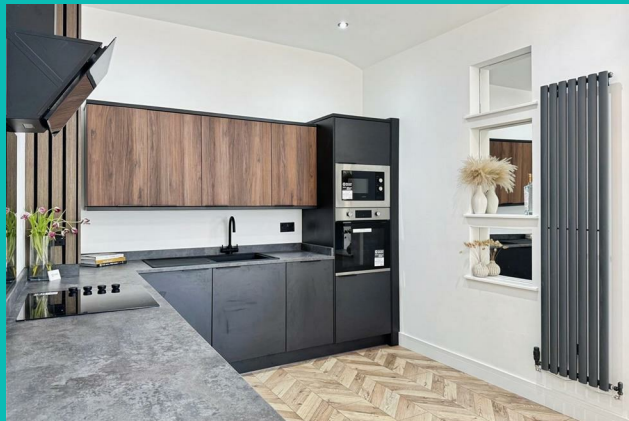
**Kendra  
Jacob**

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# THE DUKE OF YORK MARKET

- Brand new two-bedroom detached bungalow
- No upward chain
- Stylish and modern throughout with high-quality finishes
- Stunning open-plan kitchen, living, and dining area
- Contemporary shower room with walk-in shower
- Spacious master bedroom with potential dressing area
- Separate utility room with plumbing and storage
- Private courtyard/driveway with EV charging point
- Minutes' walk to Eckington town centre and amenities
- Close to free council car parking



## ENTRANCE HALLWAY

A stylish and spacious entrance hallway accessed via a front-facing UPVC double glazed entrance door.

Beautifully decorated with wood panelling to the walls, this welcoming space features a central heating radiator, elegant wall lighting, an access hatch to the loft, and a luxurious wood-effect floor covering.

## OPEN PLAN KITCHEN LIVING DINING ROOM

A truly stunning open-plan space combining kitchen, living and dining areas—ideal for modern living. The contemporary kitchen boasts a sleek range of wall and base units with complementary work surfaces incorporating a sink unit with mixer tap. Integrated appliances include a fan-assisted electric oven, microwave, dishwasher, fridge, and freezer. A ceramic hob is set beneath an electric extractor fan, while a vertical designer radiator and ceiling downlights add to the room's sophisticated finish. The high-quality wood-effect flooring seamlessly continues into the spacious living and dining area, which benefits from three front-facing velux UPVC double glazed windows and side-facing French doors that open out onto the courtyard/parking area. Additional features include wall lighting, ceiling downlights, and two central heating radiators.

## UTILITY ROOM

Comprising a base unit with complementary work surface, plumbing for an automatic washing machine, a wall-mounted combination central heating boiler, and practical vinyl flooring.

## MASTER BEDROOM

A generously sized and stylish master bedroom featuring two UPVC double glazed Velux-style windows, central heating radiator, ceiling downlights, and ample space for fitted wardrobes or a dedicated dressing area.

## BEDROOM TWO

A well-proportioned second double bedroom with two side-facing UPVC double glazed windows allowing for plenty of natural light, and a central heating radiator.

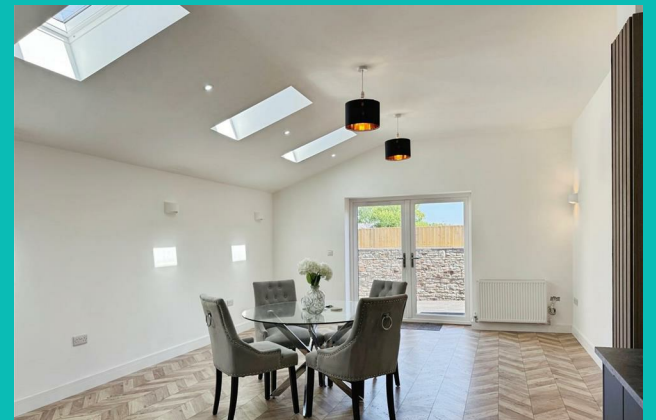
## SHOWER ROOM

A modern and beautifully finished shower room fitted with a walk-in shower enclosure featuring a mains-fed waterfall shower and additional shower attachment. The suite includes a wall-hung vanity wash basin and low flush WC. Stylish tiling to both walls and flooring, an electric extractor fan, ceiling downlights, and a chrome heated towel radiator complete the room.

## EXTERIOR

To the exterior, there is a compact courtyard/driveway area equipped with outdoor lighting, an electric car charging point, a power socket, and a water tap. This low-maintenance outdoor space is perfect for entertaining or relaxing.

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## ADDITIONAL INFORMATION

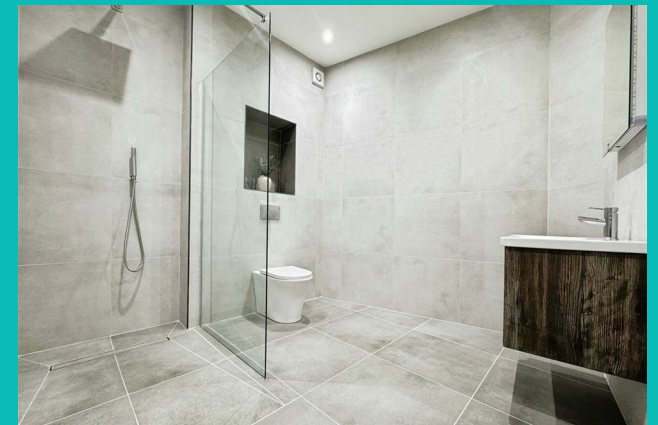
**Local Authority** – North East Derbyshire

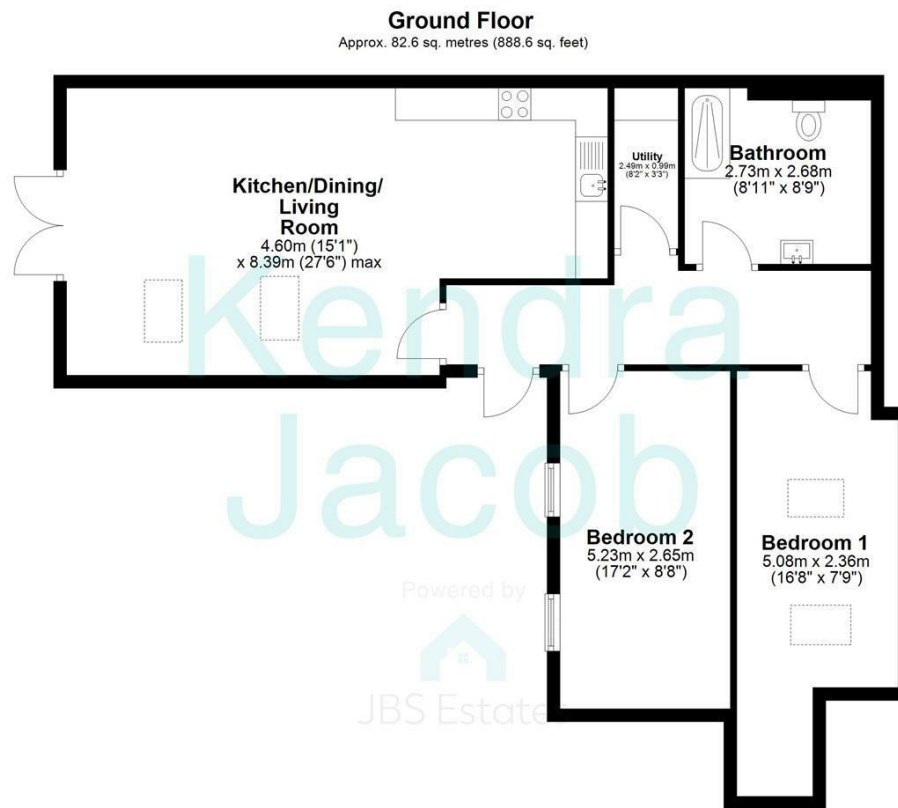
**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 888.60 sq ft

**Tenure** – Freehold





Total area: approx. 82.6 sq. metres (888.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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