



Oxclose Park Rise, Halfway Sheffield

welcome to

Oxclose Park Rise, Halfway Sheffield

GUIDE PRICE £430,000 - £440,000 Welcome to this beautiful four-bedroom detached home located in the sought-after Halfway area. This spacious property offers a blend of modern living and comfort, ideal for families and professionals alike.



Hall

14' 6" x 8' 6" (4.42m x 2.59m)

Having a front entrance door, radiator and stairs leads to the first-floor accommodation. Cloak room.

Wc

7' 2" x 3' 3" (2.18m x 0.99m)

Having a w/c and wash hand basin, radiator,

Lounge

21' x 11' 1" (6.40m x 3.38m)

Side facing double glazed bay window and front facing double glazed window. Two radiators and feature fireplace with gas living flame fire. Wooden flooring.

Dining Kitchen

21' x 12' 3" (6.40m x 3.73m)

Impressive newly fitted kitchen having a range of modern style walls and base units, inset sink with Quartz work surfaces. Gas hob with extractor, oven and a microwave combination fitted above it. Integrated fridge, freezer, dishwasher, and wine cooler. Led plinth lights, under cupboard feature lights as well as spotlights. Front facing double glazed window. Pod with double glazed windows and French doors leads to the garden. Peninsular with breakfast bar.

Utility Room

6' x 6' 4" (1.83m x 1.93m)

Continuing from the kitchen is the modern range of wall and base units, with inset sink and Quartz work tops. Space for washing machine and dryer. Half glazed back door leading onto the drive. Useful storage cupboard.

Landing

Rear facing double glazed window, loft hatch access, storage cupboard also housing hot water tank.

Bedroom One

15' 3" x 10' 4" (4.65m x 3.15m)

Front and a garden facing double glazed windows, 3 double fitted wardrobes with downlights.

En-Suite

3' 8" x 7' 2" (1.12m x 2.18m)

Double shower cubicle, w/c and wash hand basin. Garden facing double glazed window and radiator.

Bedroom Two

12' x 10' 3" (3.66m x 3.12m)

Front and also a side facing double glazed windows, 3 fitted wardrobes, downlights to ceiling. Radiator.

Bedroom Three

8' 5" x 11' 4" (2.57m x 3.45m)

Side facing double glazed window, double fitted wardrobes and radiator.

Bedroom Four

8' 6" x 9' 7" (2.59m x 2.92m)

Front facing double glazed window, built in wardrobe and radiator.

Bathroom

5' 5" x 6' 9" (1.65m x 2.06m)

A suite comprising bath with shower over, w/c and wash hand basin. Rear facing double glazed window and towel radiator.

Garden

To the rear of the property is an enclosed walled garden with a South Westerly aspect. Lawn, plants and shrubs, paved seating area.

Drive & Garage

A two car spaced drive leads to a detached garage with additional side door access from the garden.

Additional

There are plantation shutters fitted to all bedrooms, landing, lounge, and front kitchen/dining room window.



view this property online williamhbrown.co.uk/Property/CPK113640



welcome to

Oxclose Park Rise, Halfway Sheffield

- GUIDE PRICE £430,000 - £440,000
- Large kitchen/diner newly fitted.
- Detached property, four bedrooms
- Close to local amenities
- Desirable halfway area

Tenure: Freehold EPC Rating: C

guide price

£430,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK113640](https://www.williamhbrown.co.uk/Property/CPK113640)



Property Ref:
CPK113640 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)