



Youlgreave Drive,

Not for marketing purposes INTERNAL USE ONLY

welcome to

Youlgreave Drive,

A 2-bedroom semi-detached property with a driveway providing off road parking, and a rear garden. Located in the well-connected area of Frecheville, it provides easy access to local amenities such as shops, parks, and schools, while also having great access to transport links.



Hall

Having a side entrance door, radiator and stairs leads to the first floor accommodation. Front facing double glazed window.

Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Front facing double glazed bay window, radiator and laminate flooring.

Kitchen

12' 7" x 7' 7" (3.84m x 2.31m)

Having a range of modern style wall and base units, inset sink with rolled edge work surfaces. Electric oven and hob, space and plumbing for washing machine, Integrated dish washer. Two rear facing double glazed windows and radiator.

Inner Hall

Having a side door which leads to the outside. Store cupboard.

Wc

Having a wc and side facing double glazed window.

Landing

Side facing double glazed window, radiator and loft access can be obtained.

Bedroom One

12' 7" x 12' 6" (3.84m x 3.81m)

Front facing double glazed bay window and radiator. Store cupboard.

Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m)

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, concealed wc and vanity sink unit. Rear facing double glazed window and heated towel rail. Tiling to the walls which compliment the suite.

Gardens

To the rear of the property is an enclosed garden, decked seating area and raised beds. Garden shed.

Driveway

There is a double driveway to the front of the property.



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welcome to Youlgreave Drive,

- Two bedrooms
- Semi-detached property
- Off street-parking
- Sought after area
- Perfect for first time buyers

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

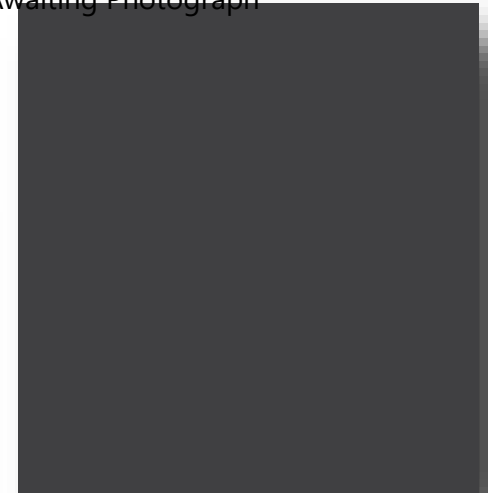
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114305 - 0002

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0114 247 1421



crystalpeaks@williamhbrown.co.uk



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



williamhbrown.co.uk