



**Trapper Way, Halfway Sheffield S20 4AF**

**welcome to**

**Trapper Way, Halfway Sheffield**

Ideal family home! This 3-bed semi-detached offers a spacious lounge, modern kitchen/diner with garden access, downstairs WC, master with en-suite, family bathroom, and enclosed rear garden. Driveway parking included. Located in Halfway near shops, schools, and transport links.



## Hall

Having the access to the first floor accommodation and the entrance door.

## Living Room

13' 11" x 12' 1" ( 4.24m x 3.68m )

Having a front facing double glazed window and a radiator.

## W.C

Having a WC, sink basin and radiator.

## Kitchen / Dining Room

9' 5" x 15' 5" ( 2.87m x 4.70m )

Having a double glazed rear facing window, a range of wall and base units with rolled edge worktops, an inset stainless steel sink , gas hob, integrated appliances as well as access to the rear garden via patio doors.

## Landing

Having a radiator.

## Bedroom One

11' 1" x 12' 2" ( 3.38m x 3.71m )

Having a front facing double glazed window, a radiator and access to the en-suite bathroom.

## En-Suite

5' 8" x 5' 6" ( 1.73m x 1.68m )

Having a sink basin, WC and shower suite.

## Bedroom Two

10' 9" x 8' 8" ( 3.28m x 2.64m )

Having a rear facing double glazed window and a radiator.

## Bedroom Three

11' 7" x 6' 7" ( 3.53m x 2.01m )

Having a rear facing double glazed window and a radiator.

## Bathroom

6' 8" x 5' 6" ( 2.03m x 1.68m )

Having a WC, Bath with a shower above, and a wall

mounted sink basin.

## Rear Garden

Having an enclosed lawned rear garden with a patio area.



***view this property online*** [williamhbrown.co.uk/Property/CPK114796](http://williamhbrown.co.uk/Property/CPK114796)





welcome to

## Trapper Way, Halfway Sheffield

- MODERN KITCHEN DINER
- EN SUITE BATHROOM
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- ACCESS TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£260,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CPK114796](https://williamhbrown.co.uk/Property/CPK114796)



Property Ref:  
CPK114796 - 0003

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](mailto:crystalpeaks@williamhbrown.co.uk)



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



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