

## Marketing Preview



**3 Youlgreave Drive, Sheffield, S12 4SD**

**£175,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**







**\*\* GUIDE PRICE £175,000 - £180,000\*\*** Fantastic Opportunity for First-Time Buyers, No chain!

Don't miss out on this charming three-bedroom, semi-detached property nestled in a convenient location!

## SUMMARY

**\*\* GUIDE PRICE £175,000 - £180,000\*\*** Fantastic Opportunity for First-Time Buyers, No chain!

Don't miss out on this charming three-bedroom, semi-detached property nestled in a convenient location!

## HALLWAY

Step inside through the uPVC door with obscure glass window into the spacious hallway, where you are greeted by wood effect flooring, and a hive heating control. Illuminated by a ceiling light, this area boasts both comfort and functionality, complete with a radiator and window for natural light.

As you ascend the stairs to the first floor, you will find convenient access to the under stairs storage cupboard, perfect for keeping belongings neatly tucked away. The hallway also leads to the inviting lounge/diner and well-appointed kitchen, making every corner of this home effortlessly accessible and functional for your everyday needs.

## LOUNGE/DINER 12'4" x 18'1"

This bright and spacious reception room, where the focal point is a charming feature fireplace, complete with a coal effect gas fire.

This room is illuminated by two ceiling lights, ensuring a warm and inviting ambiance throughout. Stay cozy year-round with the help of two radiators controlled via the hive heating system, while dual aspect windows flood the space with natural light. One of these windows is a walk-in bay window, offering splendid views. This reception room is the heart of the home.

## KITCHEN 10'7" x 8'7"

Step into the sleek and modern kitchen, where every detail has been carefully considered for both style and practicality. The high gloss wall and base units provide ample storage space, beautifully complemented by contrasting wood effect worktops and upturns, creating a contemporary and inviting atmosphere.

The circular sink features a drainer and a hose style mixer tap, offering both functionality and elegance. The kitchen is equipped with essential appliances, including an electric oven, integrated gas hob, and extractor fan.

There's plenty of room for your kitchen essentials with designated spaces for a full-height fridge/freezer, washing machine, and slimline dishwasher, ensuring convenience and efficiency.

Enjoy the bright and airy ambiance created by the ceiling light and with natural light streaming in through the window to the rear. The tile effect flooring adds a touch of sophistication while being easy to clean and maintain.

With a door leading outside to the private garden space, you can effortlessly extend your living space to the outdoors.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, windows at the top and bottom and access to the loft. Doors to the three bedrooms and bathroom.

## MASTER BEDROOM 7'10" x 8'6"

Step into the spacious master double bedroom, where comfort

and style converge effortlessly. Adorned with wood effect flooring, the room exudes warmth and elegance. A feature wallpapered wall adds a touch of personality, creating a cozy and inviting atmosphere.

Storage is plentiful with fitted wardrobes, providing ample space for your belongings while maintaining a clutter-free environment. LED ceiling light, offering a soft and relaxing ambiance.

Enjoy the natural light pouring in through the walk-in bay window to the front, offering views of the surroundings and filling the room with an abundance of light. With a radiator ensuring optimal comfort, this bedroom is a haven of relaxation.

## BEDROOM TWO 12'5" x 8'11"

A second double bedroom with neutral decor and wood effect flooring. Ceiling light, radiator and window to the rear.

## DEN/BEDROOM THREE 8'3" x 7'2"

Step into the charming third small double bedroom, offering both versatility and comfort. Earth-toned wallpapered walls create a serene atmosphere, with plush carpet flooring and radiator.

This room isn't just a bedroom, it doubles as the perfect office space, providing a dedicated area for productivity and creativity. Additionally, a cupboard housing the combi boiler ensures efficient use of space without compromising functionality.

Soft glow ceiling light, creating a tranquil ambiance for work or relaxation.

Gaze out of the window to the rear, and overlook the garden, Whether you are working from home or unwinding after a long day,

## BATHROOM 8'0" x 7'6"

Comprising of bath with electric shower, close coupled WC and pedestal sink. Recess spotlighting, chrome ladder style radiator and obscure glass window to the front. Storage cupboard, fully tiled walls and tiled flooring.

## OUTSIDE

At the front of the property, you will find convenient on-street parking, The tired low-maintenance garden features gravel areas and small flower bed, stairs leading to a path up to the front entrance.

To the rear of the property lies a spacious garden, offering a peaceful retreat that backs onto woodland. Step onto the patio area, perfect for hosting outdoor gatherings or simply relaxing in the sunshine. Beyond, a lush lawn provides ample space for children or pets to play.

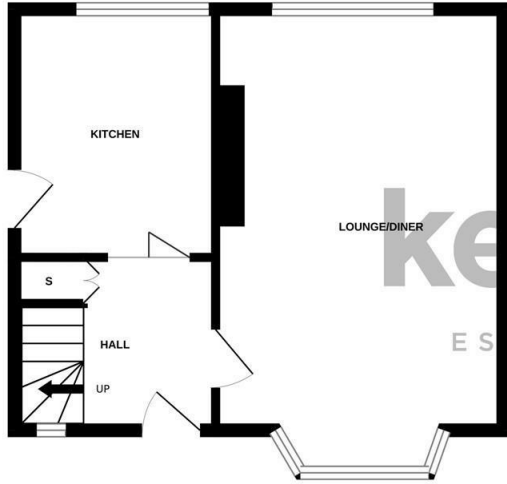
Enhancing the garden's beauty are carefully selected shrubs, adding colour and vibrancy to the space. Plus, a convenient storage shed ensures that your outdoor tools and equipment are neatly stored away.

Whether you are enjoying a barbecue on the second patio area with friends or unwinding in the tranquillity of nature, the rear garden is a versatile space that invites you to make the most of outdoor space.

## PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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	

