



Marketing Preview



27 Hopefield Avenue, Sheffield, S12 4XA

£165,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a popular area. Offering large enclosed garden and off road parking for two cars. The property is well positioned for local amenities and main public transport links. With good road networks to Sheffield City Centre and Sheffield Parkway. Perfect for first time buyers or families alike!!

SUMMARY

A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a popular area. Offering large enclosed garden and off road parking for two cars. The property is well positioned for local amenities and main public transport links. With good road networks to Sheffield City Centre and Sheffield Parkway. Perfect for first time buyers or families alike!!

LOUNGE 12'3" x 14'1"

Comprising of a grey feature wall, white walls and wood effect flooring. Light fitting, radiator and bay window. Feature fireplace.

KITCHEN/DINER 15'5" x 7'3"

Having wall and base units, worktops and black tiled splash backs. Space for a washing machine, space for a fridge/freezer and freestanding cooker. Mosaic vinyl flooring and room for a dining table. Under the stairs is an additional storage cupboard / pantry with a fitted wall vent for a tumble dryer.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, radiators to the top and bottom of the stairs and light fittings. Smoke alarm, hand rail and obscure glass window. Doors to the two bedrooms and bathroom. Access to loft space is laddered and fully boarded out for additional storage.

BEDROOM ONE 10'7" x 12'3"

A double bedroom with neutral decor and carpeted flooring. Large built in wardrobes, storage cupboard housing the boiler and built in storage under the window. Light fitting, radiator and bay window.

BEDROOM TWO 9'4" x 10'9"

A second bedroom with neutral decor and carpet flooring. Light fitting, radiator and window to the rear.

BATHROOM 5'8" x 6'3"

Comprising of a bath with an electric shower and rail for a shower curtain, wash basin and WC. Light fitting, radiator and obscure glass window. Feature mirror, white tiled walls and mosaic flooring.

OUTSIDE

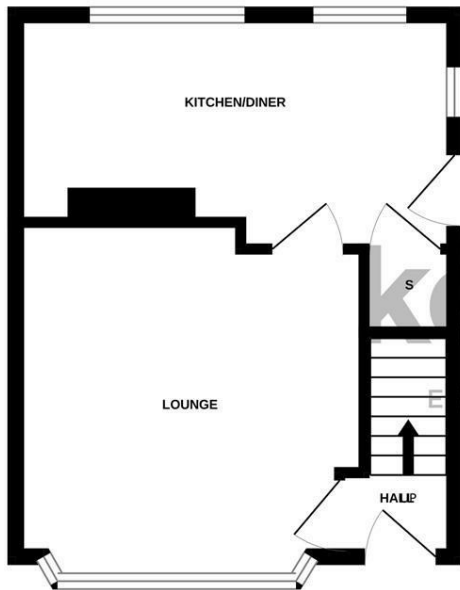
To the front of the property is off road parking and fencing to the side.

To the rear of the property is a good sized enclosed garden with a lawn area, shrubbery and fencing to the boundaries.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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