

Marketing Preview



20 Trapper Way, Halfway, Sheffield, S20 4AF

£275,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



A fantastic opportunity to purchase this stunning and deceptively spacious three bedroom semi-detached property which was built in 2020 and is tucked away in a quiet spot. Offering kitchen/diner, downstairs WC and master bedroom with ensuite. Offering ample off road parking and a private, enclosed garden. Close to countryside walks and main public transport links and road networks to the M1 Motorway. Also within walking distance to Morrisons and to a lovely park. A viewing is a must!!

SUMMARY

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HALLWAY

Enter via composite door into the hallway with white walls, vinyl flooring and meter cupboard. Ceiling light, radiator and stair rise to the first floor. Door to the kitchen/diner.

KITCHEN/DINER 10'5" x 17'1"

Comprising of ample modern wall and base units, wood effect worktops and glass splash backs. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated fridge/freezer, integrated dishwasher and integrated washing machine. Two ceiling lights, radiator and window to the front. Breakfast bar, vinyl flooring and cupboard housing the boiler. Doors to the downstairs WC and lounge.

DOWNSTAIRS WC 3'2" x 5'2"

Comprising of a close coupled WC and pedestal sink. Ceiling light, radiator and vinyl flooring.

LOUNGE 13'10" x 12'1"

A bright living space with a feature painted wall and carpeted flooring. Two ceiling lights, radiator and patio doors to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two ceiling lights, radiator and window. Doors to the two bedrooms and bathroom.

A second separate carpeted stair rise to the master bedroom with ceiling light, radiator and window.

BEDROOM TWO 13'9" x 11'3"

A generous sized double bedroom with a feature painted wall, carpeted flooring and a storage cupboard. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'1" x 10'8"

Having panelling to one wall and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 7'0" x 6'2"

Comprising of a bath with an overhead shower, floating wash basin and close coupled WC. Ceiling light, chrome ladder style radiator, part tiled walls and vinyl flooring.

MASTER BEDROOM 13'10" x 21'8"

A carpeted stair rise leading to the large and bright double master bedroom with white walls. Four wall lights, radiator, window to the front and a velux style window to the rear. Door to the ensuite.

ENSUITE 4'11" x 8'8"

Comprising of a shower cubicle with an overhead shower, floating wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and velux style window. Part tiled walls and vinyl flooring.

OUTSIDE

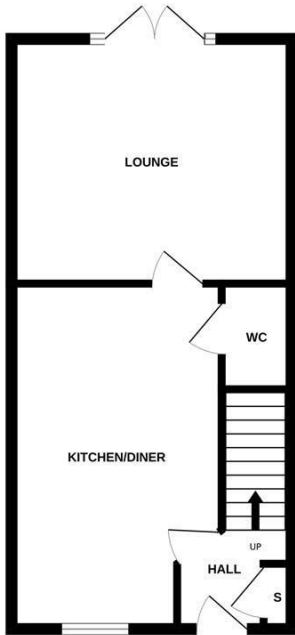
To the front of the property is a small lawn area, shrubbery and driveway to the side.

To the rear of the property is a patio area, decking, lawn and feature retaining wall.

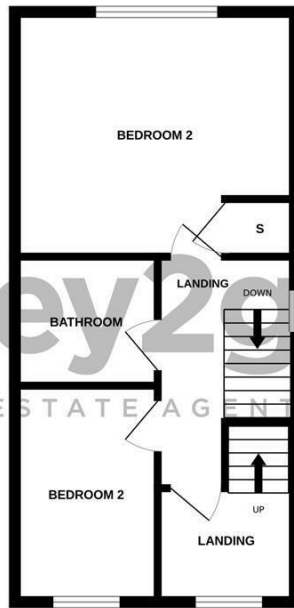
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

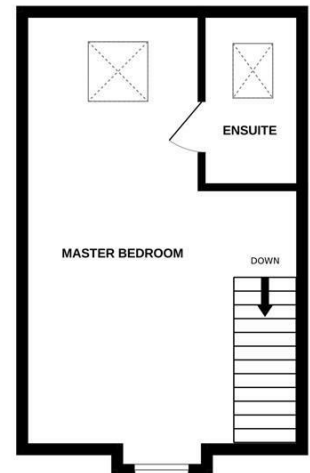
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

