

## Marketing Preview



**23 Hayes Court, Halfway, Sheffield, S20 4TS**

**£200,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





**\*\* GUIDE PRICE £200,000 - £210,000 \*\* CHAIN FREE!!** A fantastic opportunity to purchase this two bedroom detached bungalow which is tucked into a quiet cul-de-sac. Offering shower room, off road parking, low maintenance private garden and car port. Close to great amenities, schools and Rother Valley. Good road links to the M1 Motorway and Sheffield City Centre. Ideal for downsizes!

## SUMMARY

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## HALLWAY

Enter via uPVC door into the hallway with neutral decor and laminate flooring. Two ceiling lights, radiator and access to the loft. Cupboard housing the boiler and doors to the kitchen, lounge/diner, two bedrooms and shower room.

## KITCHEN 7'3" x 9'10"

Comprising of wall and base units, worktops and tiled splash backs. Stainless steel sink. Space for a full height fridge/freezer, space for a freestanding cooker and under counter space for a washing machine. Ceiling light and window to the front.

## LOUNGE/DINER 10'3" x 18'7"

A spacious reception room with white walls, carpeted flooring and fireplace. Two ceiling lights, radiator and windows to the front and side.

## BEDROOM ONE 8'11" x 14'4"

A bright double bedroom with carpeted flooring and fitted wardrobes. Ceiling light, radiator and uPVC door to the rear.

## BEDROOM TWO 8'9" x 10'2"

A second double bedroom with carpeted flooring. Ceiling light, radiator and window to the rear.

## SHOWER ROOM 5'5" x 7'1"

Comprising of a shower cubicle with a overhead shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

## OUTSIDE

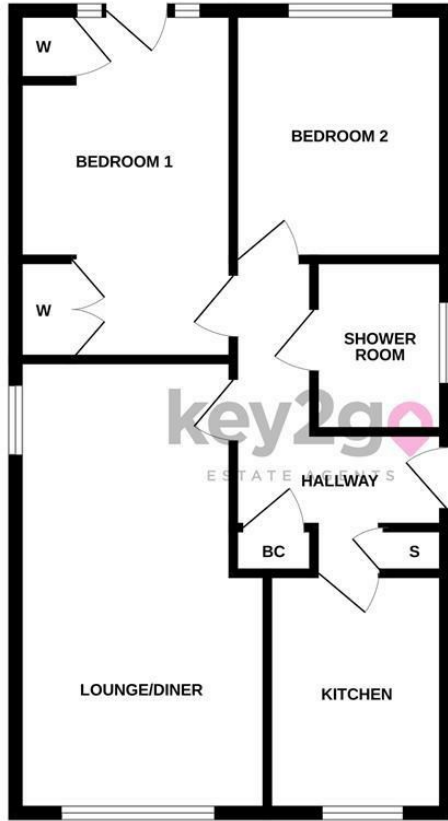
To the front of the property is a pebbled area, driveway and car port behind the wrought iron gates.

To the rear of the property is a low maintenance and private garden with pebbled and patio area, two sheds and a summer house.

## PROPERTY DETAILS

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

GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	



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