

Marketing Preview



28 Hollybank Drive, Sheffield, S12 2BT

£195,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £195,000 - £200,000 ** CHAIN FREE!!** A fantastic opportunity to purchase this ready to move into three bedroom semi-detached property which is situated in a popular location. Offering a downstairs WC and two reception rooms. Also having off road parking, garage and enclosed garden. Good road links to Sheffield City Centre and the M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via uPVC door into the welcoming hallway with wallpapered walls and laminate flooring. Ceiling light, radiator and doors to the downstairs WC, kitchen/diner and lounge.

DOWNSTAIRS WC 3'3" x 3'2"

Comprising of a wash basin and low flush WC. Wall lighting and tile effect flooring.

KITCHEN/DINER 9'2" x 14'9"

Fitted with wall and base units and contrasting worktops. Stainless steel sink. Under counter space for a washing machine and space for a freestanding cooker. Two ceiling lights, radiator, window to the front and laminate flooring.

LOUNGE 15'8" x 10'9"

An airy reception room with neutral decor, laminate flooring and a fireplace. Ceiling light, radiator and window to the rear. UPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, storage cupboard and access to the loft. Doors to the three bedrooms and bathroom,

BEDROOM ONE 9'3" x 10'11"

A bright double bedroom with neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM TWO 9'3" x 10'6"

A second double bedroom with white walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM THREE 6'3" x 7'11"

A third good sized single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 6'2" x 5'5"

Comprising of a bath with an overhead electric shower, pedestal sink and low flush. Ceiling light, radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

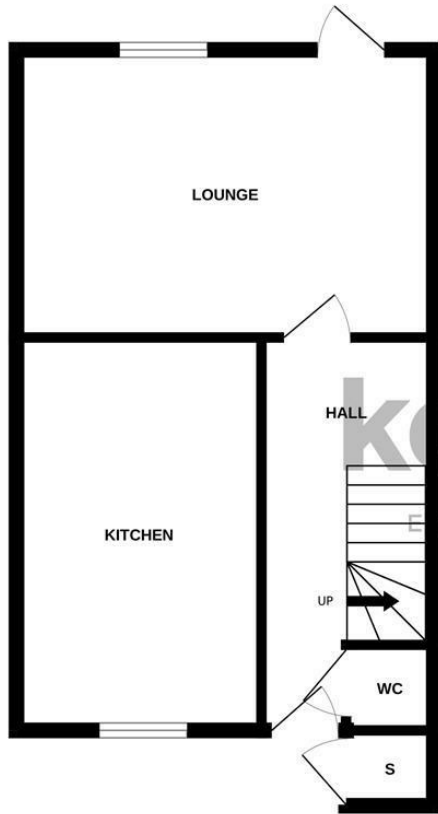
To the front of the property is a pebbled area with shrubs, driveway, garage and gate to the rear.

To the rear of the property is a well presented garden with a patio and lawn area. Well maintained plants and a greenhouse.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- CAVITY WALL INSULATION

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	85
England & Wales	EU Directive 2002/91/EC	

