

Marketing Preview



14 High View, Sheffield, S5 8YE

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £200,000 - £210,000 **** A fantastic opportunity to purchase this three bedroom semi-detached property which is tucked away in a cul-de-sac location. being modern throughout and offering a high gloss kitchen. Also having one off road parking space, enclosed garden and views. Short commute to the City Centre and good road links to the M1 Motorway. Perfect family home!

SUMMARY

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HALLWAY

Enter via composite door with an obscure glass window into the hallway with painted walls, wood effect flooring and smoke alarm. Ceiling light, radiator and obscure glass window. Stair rise to the first floor and doors to the lounge and WC.

DOWNSTAIRS WC 3'4" x 6'4"

Having a wash basin and low flush WC. Ceiling light, radiator and obscure glass window. Painted walls and wood effect flooring.

LOUNGE 12'11" x 14'10"

Comprising of painted walls, wood effect flooring and a fireplace with a log burner effect fire. Radiator, box window to the front and under stairs storage cupboard. Open to the kitchen/diner.

KITCHEN/DINER 13'9" x 10'11"

Fitted with ample modern high gloss wall and base units, contrasting worktops and tiled splash back. One and a half sink with a mixer tap. Integrated electric double oven, hob and extractor fan. Integrated fridge/freezer, washing machine and space for a slimline dishwasher. Combi boiler and wood effect flooring. Ceiling light, radiator and window to the rear. Sliding patio doors to outside.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a smoke alarm, window and access to the loft. Two storage cupboards and doors to the three bedrooms and bathroom.

BEDROOM ONE 3'9" x 12'7"

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

BEDROOM TWO 9'7" x 11'5"

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

BEDROOM THREE 6'2" x 7'3"

A third bedroom which is currently used as a study with painted walls and wood-effect flooring. Ceiling light, radiator and window to the rear with views.

BATHROOM 6'2" x 9'2"

Having a "p" shaped bath with an electric shower and glass shower screen, back to wall vanity and WC. Recess spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

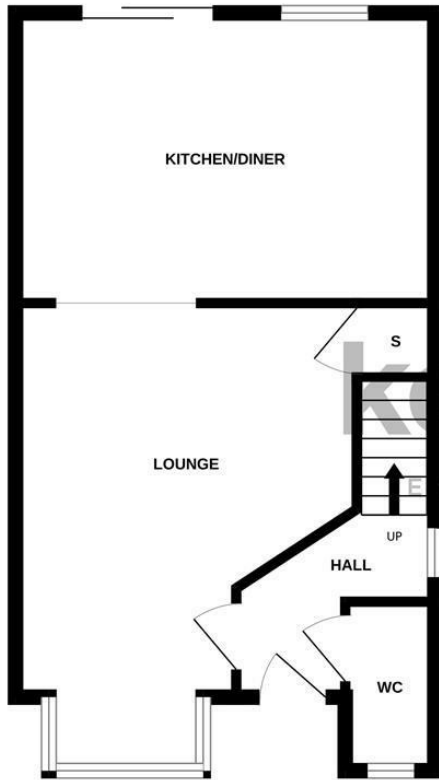
To the front of the property is a driveway with space for one car, gravel area, steps to the front door and side path.

To the rear of the property is an enclosed garden with lawn area, shrubbery, decked balcony from the lounge and a shed.

PROPERTY DETAILS

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

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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		83
(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	

