

Marketing Preview



17 Hall Meadow Drive, Halfway, Sheffield, S20 4XE

£175,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



****GUIDE PRICE £175,000 - £185,000** CHAIN FREE!!** A fantastic opportunity to purchase this two bedroom terraced property which is situated in a popular area. Being modern throughout and having a low maintenance, south-facing garden. The property is also situated within close proximity to main public transport links. Located on the doorstep to countryside walks, local amenities and a choice of local schools. Perfect for first time buyers!

- COMBI BOILER
- CAVITY WALL INSULATION
- COUNCIL TAX BAND A

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with laminate flooring, ceiling light and vertical radiator. Door to the lounge and open to the kitchen.

KITCHEN 7'10" x 8'6"

A modern kitchen fitted with ample wall and base units and contrasting worktops. Integrated oven, gas hob and extractor fan. Space for a washing machine and full height fridge/freezer. Laminate flooring, ceiling light and window overlooking the front.

LOUNGE/DINER 11'10" x 15'4"

A modern and spacious reception room with white walls and laminate flooring. Ceiling light, radiator and exposed stair rise. Double doors to the garden.

STAIRS/LANDING

A carpeted stair rise having an oak bannister with glass panelling to the first floor landing. Ceiling light and doors to the two bedrooms and bathroom.

BEDROOM ONE 11'10" x 11'4"

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

BEDROOM TWO 5'6" x 11'9"

A second single bedroom with neutral decor, carpeted flooring and access to the loft. Ceiling light, radiator and window to the front.

BATHROOM 5'8" x 8'7"

A modern and neutral bathroom having a bath with handrails, glass shower screen, overhead and handheld shower. WC and wash basin with storage and waterfall tap. Spot lighting, vertical radiator and obscure glass window. Laminate flooring, storage cupboard and extractor fan.

OUTSIDE

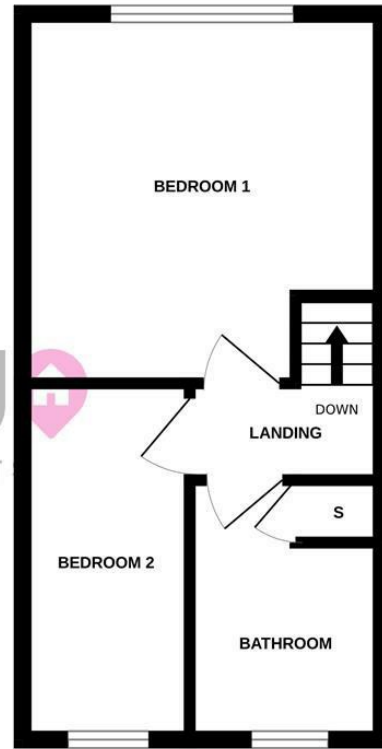
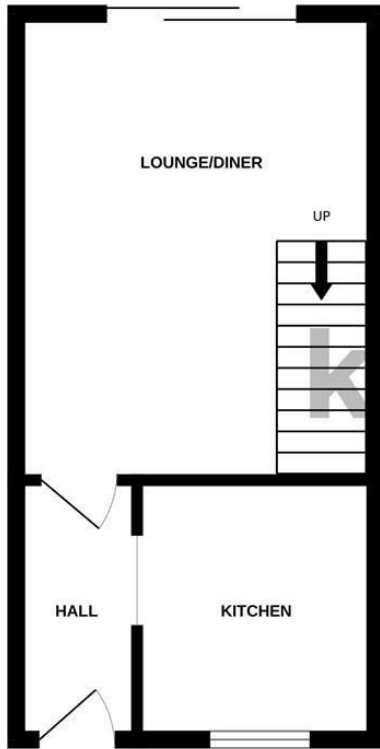
To the rear of the property is an enclosed and low maintenance garden which is south facing with artificial grass, shed and a private path leading to the car park with two private car parking spaces.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



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STATE AGENT

TOTAL FLOOR AREA : 570 sq.ft. (52.9 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		89
(81-91) B		
(69-80) C	71	
(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	



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