

## Marketing Preview



**58 Valley Road, Hackenthorpe, Sheffield, S12 4LH**

**£130,000**

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





CHAIN FREE!! A fantastic opportunity to purchase this two bedroom ground floor flat which is situated in a cul-de-sac location. Offering a modern kitchen and bathroom and an open plan living/dining. Also having a private garden area and a allocated parking space. Close to public transport, amenities and road links to the M1 Motorway and City Centre. Perfect for downsizers or first time buyers!

## SUMMARY

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## PORCH

Enter via composite door into the porch with neutral decor, carpeted flooring and ceiling light. Door to the lounge/diner.

## LOUNGE/DINER 13'7" x 8'10"

An open plan lounge/diner with neutral decor, carpeted flooring and a gas fire with a surround. Two ceiling lights, radiator and bay window. Large storage cupboard and space for a dining table. Door to the kitchen and open to the inner hall.

## KITCHEN 8'10" x 7'2"

A modern and stylish kitchen fitted with ample wall and base units, contrasting marble effect worktops and neutral tiled splash back. Integrated oven, gas hob and extractor fan. Integrated washing machine and space for a full height fridge/freezer. One and a half sink with a drainer. Ceiling light, radiator and window. Door to the inner hall.

## INNER HALL

Having carpeted flooring, storage cupboard housing the boiler and doors to the two bedrooms and shower room.

## BEDROOM ONE 8'3" x 9'0"

A double bedroom with neutral decor, carpeted flooring and a large built in wardrobe with sliding doors. Ceiling light, radiator and window.

## BEDROOM TWO 8'11" x 6'5"

A second small double bedroom. generous sized single bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and double doors to the rear.

## SHOWER ROOM 6'10" x 6'1"

Having a large walk in shower with a glass shower screen, WC and sink. Ceiling light, radiator and obscure glass window. Tiled walls and vinyl flooring.

## OUTSIDE

An enclosed and private garden with a lawn area and shed.

## PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

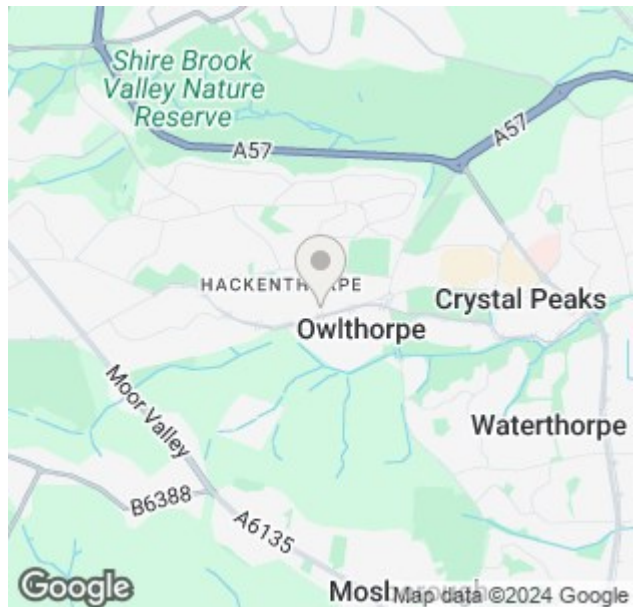
GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>