

Marketing Preview



11 Wyedale Croft, Beighton, Sheffield, S20 1GW

£165,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



ONLY AVAILABLE FOR INVESTORS TENANTS IN SITU!! A fantastic opportunity to purchase this well presented two bedroom semi-detached property which is situated in a popular residential area on a quiet cul-de-sac. Offering off road parking and enclosed rear garden. Close to great local amenities and main transport links. Great investment!

SUMMARY

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PORCH

Enter through UPVC door into porch with ceiling light, window and door to lounge.

LOUNGE 15'1" x 12'9"

A spacious lounge with feature painted wall and carpet flooring. Ceiling light, radiator and window to the front. Stair rise to first floor landing and doors to kitchen/diner and store cupboard.

KITCHEN/DINER 12'10" x 7'10"

Fitted with wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for washing machine, space for full height fridge/freezer and boiler. Spot lighting, radiator and window to the rear. Vinyl flooring and UPVC door to rear.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft. Doors to two bedrooms and bathroom.

BEDROOM ONE 12'9" x 11'9"

A good sized double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and bay window to the front. Door to over stairs storage cupboard.

BEDROOM TWO 7'5" x 10'11"

A second good sized bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the rear.

BATHROOM 5'1" x 7'11"

Comprising of bath with over head shower, pedestal sink and low flush WC. Ceiling light, radiator, part tiled walls and carpet flooring.

OUTSIDE

To the front of the property is a driveway with off road parking for two cars.

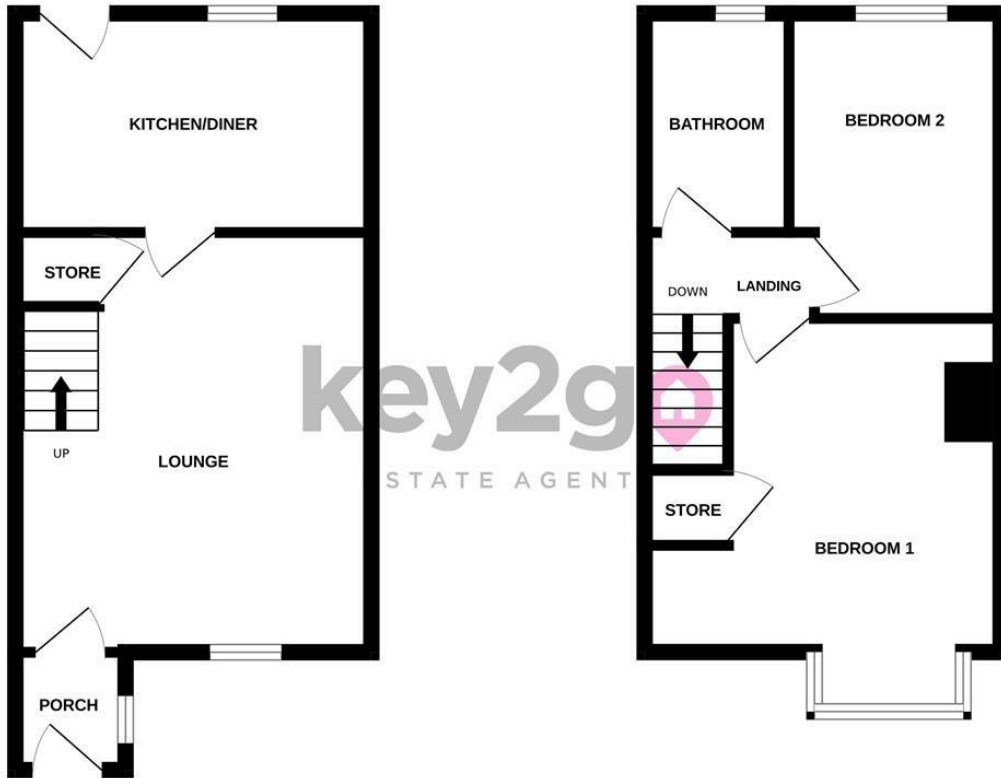
To the rear of the property is a low maintenance garden with pebbled and patio area. Fencing and a path to the side giving access.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 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		
(81-91) B		84
(69-80) C	67	
(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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