



Marketing Preview



14 Hollybank Drive, Sheffield, S12 2BR

£250,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this three bedroom detached property which is situated in a desirable area. Being beautifully presented throughout and having a modern kitchen. Also having off road parking, a garage and an enclosed and private garden. Close to great amenities and road links the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this three bedroom detached property which is situated in a desirable area. Being beautifully presented throughout and having a modern kitchen. Also having off road parking, a garage and an enclosed and private garden. Close to great amenities and road links the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

PORCH

Enter via composite door into the hallway with neutral decor and laminate flooring. Ceiling light, two windows and built in storage cupboard. Door to the lounge.

LOUNGE 14'11" x 14'3"

A spacious reception room with carpeted flooring and stair rise to the first floor. Two ceiling lights, radiator and window with fitted blinds. Door to the kitchen.

KITCHEN 14'11" x 10'0"

A modern and stylish kitchen fitted with ample wall and base units, quartz worktops and tiled splash back. Integrated fridge/freezer, washing machine and dishwasher. Integrated oven, electric hob and extractor fan. Spot lighting, two large windows looking over the rear and laminate flooring. Storage cupboard and door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Storage cupboard and doors to the three bedrooms and bathroom.

BEDROOM ONE 8'9" x 12'7"

A double bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 8'6" x 11'11"

A second double bedroom with carpeted flooring and built in wardrobes with mirrored sliding doors. Ceiling light, radiator and window to the rear with great views.

BEDROOM THREE 5'11" x 7'2"

A third single bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BATHROOM 6'0" x 4'9"

A modern bathroom having a bath with a shower and glass screen, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tiled walls and tiled flooring.

OUTSIDE

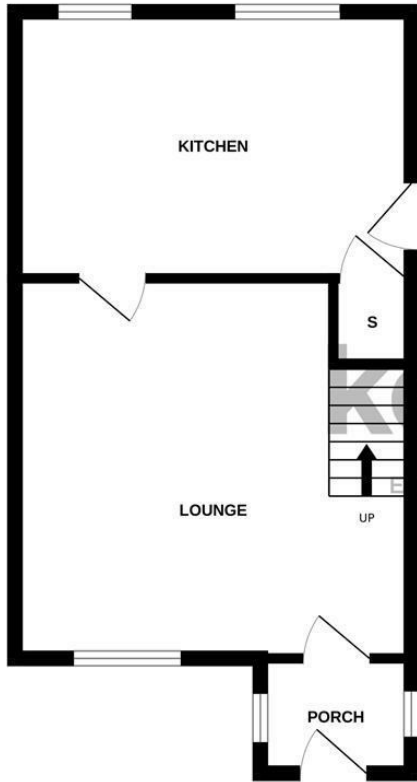
A private, low maintenance and enclosed garden with patio area, lawn area and pergola. Access to the garage.

PROPERTY DETAILS

- LEASEHOLD - 252 YEARS REMAINING - £30PA
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.

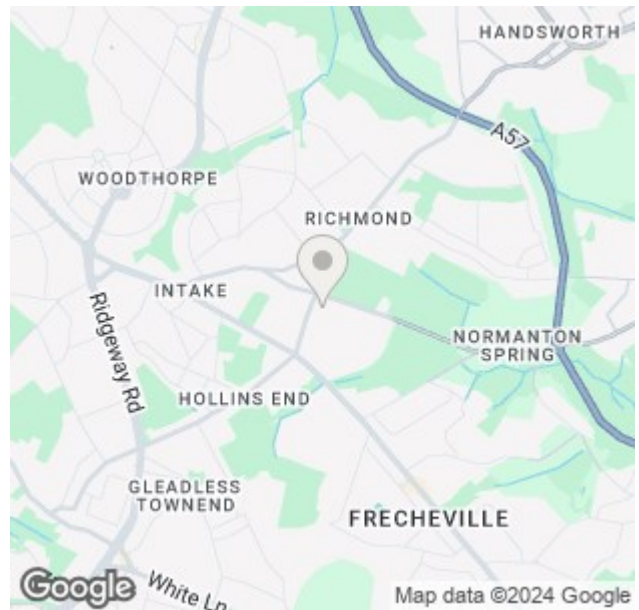
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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	68	
(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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