

Marketing Preview



46 Hopedale Road, Sheffield, S12 4XP

£180,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



*** GUIDE PRICE £180,000-£185,000 *** A fantastic opportunity to purchase this deceptively spacious, three generous sized bedrooms semi-detached property which has fabulous open views and overlooks Frecheville ponds. Offering a generous sized lounge/diner and conservatory. Also having a low maintenance garden, off road parking and garage. Being close to great amenities and road links to the City Centre.

SUMMARY

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HALLWAY

Enter via composite door into the welcoming hallway with a ceiling light, radiator and stair rise to the first floor. Doors to the lounge/diner and kitchen.

LOUNGE/DINER 12'11" x 21'3"

A spacious and airy reception room with laminate flooring, two ceiling lights and two radiators. Walk in bay window to the front, sliding door to the conservatory and door to the kitchen.

CONSERVATORY 11'5" x 8'7"

Comprising of laminate flooring, two wall lights and patio doors to the rear.

KITCHEN 6'8" x 19'1"

Fitted with high gloss wall and base units, contrasting worktops and glass splash back. Oven, hob and extractor fan. Stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine and dishwasher. Two ceiling lights, radiator and window to the rear. Under stairs storage cupboard housing the boiler.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two windows and access to the fully boarded loft via a fixed loft ladder. Doors to the three bedrooms and bathroom.

BEDROOM ONE 8'2" x 10'11"

A double bedroom with a feature painted wall, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front with open views over Sheffield and Frecheville pond.

BEDROOM TWO 8'3" x 9'10"

A second double bedroom with laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'4" x 9'8"

A third single bedroom with carpeted flooring and a fitted bed over the stairs. Ceiling light, radiator and window to the front with open views.

BATHROOM 9'6" x 6'11"

A modern bathroom having a bath, shower cubicle with a handheld shower, vanity wash basin and back to wall WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

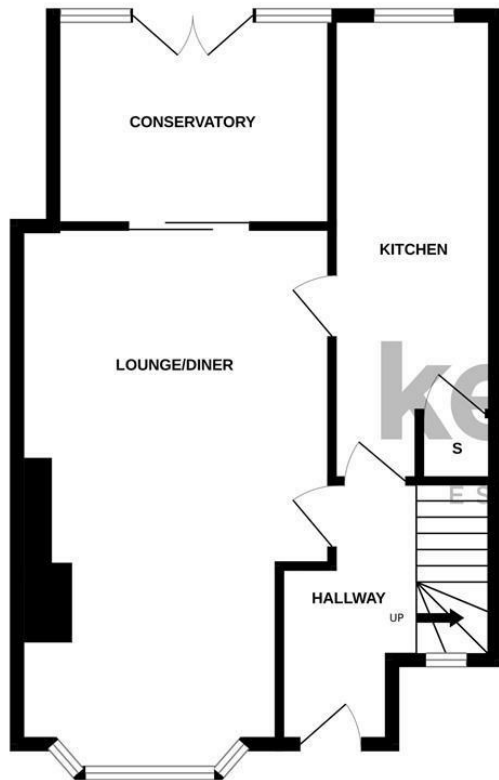
To the front of the property is a driveway with off road parking for two cars, garage with power and lighting and a lawn area.

To the rear of the property is a low maintenance garden with a fenced in lawn area.

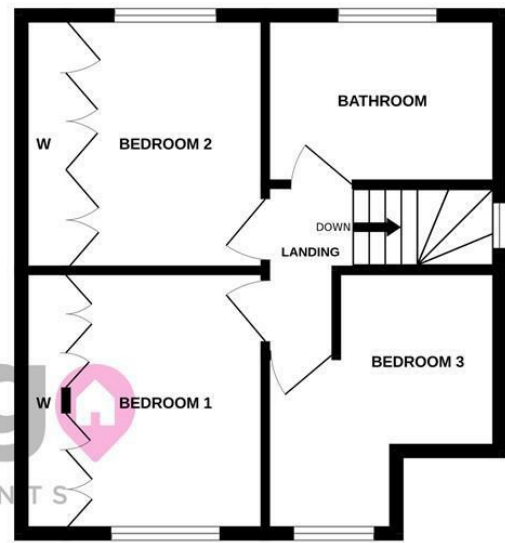
PROPERTY DETAILS

- LEASEHOLD, 937 YEARS REMAINING, £7PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(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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