

## Marketing Preview



**49 Holbrook Road, Sheffield, S13 8AX**

**£170,000**

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





ATTENTION FIRST TIME BUYERS! Don't miss your opportunity to purchase this ready to move into, modern and extended two double bedroom semi-detached property which is situated on a large corner plot. Offering a downstairs WC, stylish kitchen/diner and off road parking. Close to amenities, road links to the Parkway and City Centre. Good bus and tram links into Sheffield City Centre.

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

## SUMMARY

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## HALLWAY

Enter via a uPVC door into the spacious and welcoming hallway with white walls, tile effect flooring and the stair rise to the first floor. Doors to the lounge and kitchen.

## LOUNGE 16'9" x 10'5"

A bright and spacious reception room with white walls and carpeted flooring. Ceiling light, radiator and window to the front. Patio doors to the rear garden.

## KITCHEN/DINER 16'3" x 19'2"

A stunning reception room with ample high gloss wall and base units, granite worktops and glass splash back. Sink with a mixer tap. Oven, hob and extractor fan. Integrated dishwasher. Ceiling light, spotlighting and radiator. Window and velux style window. Open to the utility area which has space for a full height fridge freezer and under counter space for a washing machine. Door to the downstairs WC.

## DOWNSTAIRS WC 2'11" x 4'11"

Comprising of a floating wash basin and close coupled WC. Ceiling light, radiator and continued flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with two windows, a ceiling light and access to the loft, Doors to the two bedrooms and bathroom.

## BEDROOM ONE 16'9" x 10'5"

A generous sized double bedroom with two feature walls and carpeted flooring. Ceiling light, two radiators and dual aspect windows with views to the front.

## BEDROOM TWO 13'4" x 7'10"

A double bedroom with white walls, carpeted flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the side.

## BATHROOM 10'5" x 4'9"

A recently refurbished stylish bathroom having a bath with a mixer shower tap, pedestal sink and close coupled WC. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

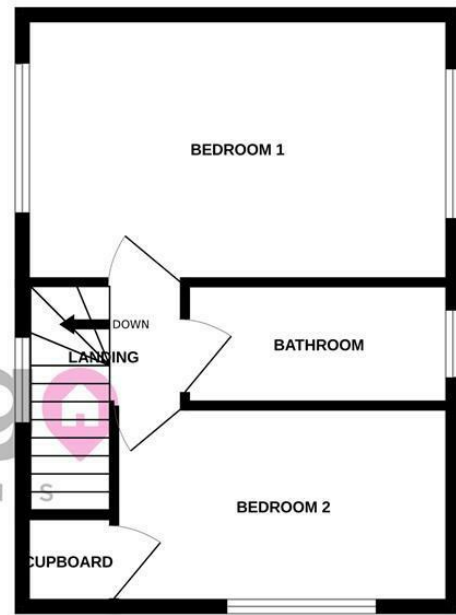
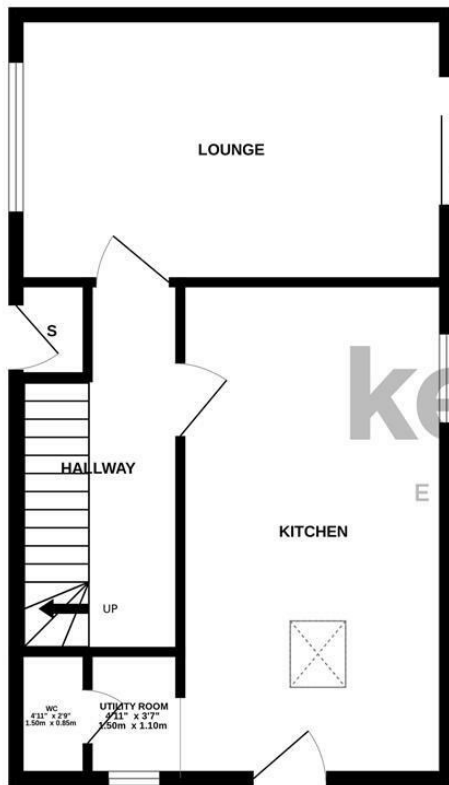
## OUTSIDE

The property is situated on a corner plot which boasts masses of potential with gardens to the front and side, patio and astroturf to the rear and a side driveway and garage with power and lighting.

## PROPERTY DETAILS

GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

