

Marketing Preview



Flat 6, 22 Hayes Drive, Halfway, Sheffield, S20 4TR
£65,000

Bedrooms 1, Bathrooms 1, Reception Rooms 1



CASH BUYERS DUE TO SHORT LEASE. CHAIN FREE!! Call our sales team to arrange your viewing on this this first floor studio which has been renovated. Having communal parking and close to main bus routes. The property is well positioned for local amenities and main transport links, also a short walk away from Countryside walks!

SUMMARY

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LOUNGE/BEDROOM 8'8" x 14'7"

Living area with carpet flooring, neutral decor and built in welcome mat. Electric heater, ceiling light and window to the rear. Door to kitchen and dressing room.

KITCHEN 8'3" x 5'10"

A modern kitchen fitted with matte finish wall and base units, wood effect worktops and acrylic splash backs. Stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine, fridge and freezer. Ceiling light, laminate flooring and window to the rear. Cupboard housing hot water tank.

DRESSING ROOM 8'6" x 6'6"

With contunied decor, flooring and ceiling light. Door to shower room.

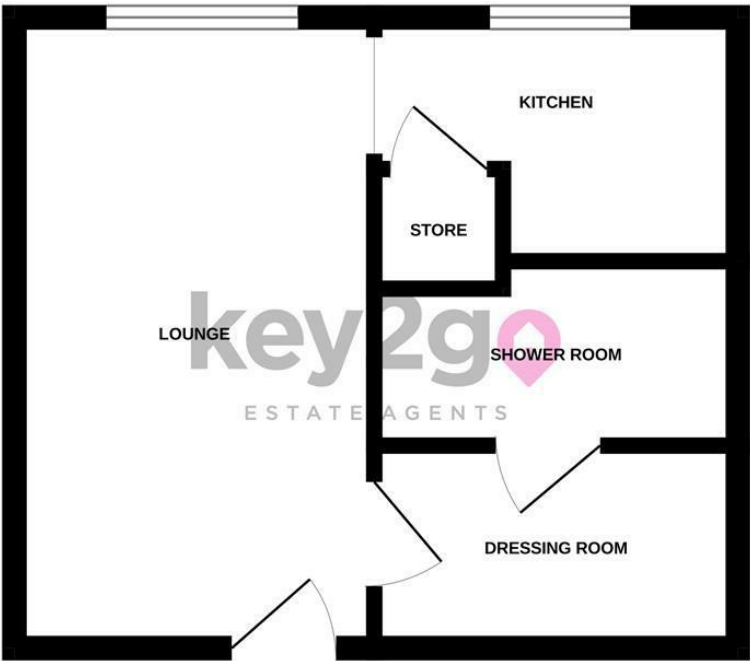
SHOWER ROOM 8'6" x 3'3"

A modern shower room comprising of shower cubicle with over head and hand held shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style electric radiator and extractor fan. Acrylic sheeting to walls and vinyl flooring.

PROPERTY DETAILS

- LEASEHOLD, 61 YEARS REMAINING, £20.00PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- ELECTRIC HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR



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	46	80
(81-91) B		
(69-80) C		
(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 

