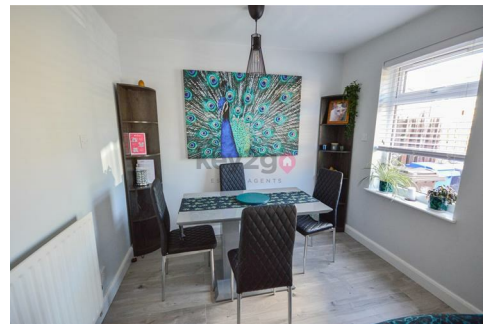


Marketing Preview



43 Clayton Hollow, Waterthorpe, Sheffield, S20 7HP

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



****GUIDE PRICE £150,000 - £155,000** CHAIN FREE!** A fantastic opportunity to purchase this two double bedroom end of terrace property which is situated on a corner plot. Offering a modern kitchen, an enclosed garden and a modern lounge/diner. Road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via a uPVC door into the hallway with neutral decor, laminate flooring and an under stairs storage cupboard. Ceiling light, radiator and stair rise to the first floor. Doors to the kitchen and lounge/diner.

KITCHEN 8'0" x 14'4"

A modern and stylish kitchen fitted with ample wall and base units and contrasting worktops. Integrated oven, electric oven and extractor fan. Space for a washing machine and tall fridge/freezer. Ceiling light, radiator and window. Laminate flooring.

LOUNGE/DINER 17'8" x 13'0"

A modern and spacious lounge/diner with laminate flooring. Two ceiling lights, two radiators and two wall lights. Window and double doors leading to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious and wide landing with access to loft, two windows and a large storage cupboard. Doors to the two bedrooms and bathroom.

BEDROOM ONE 8'7" x 13'6"

A spacious double bedroom with carpeted flooring and built in wardrobes with sliding doors. Ceiling light, radiator and window.

BEDROOM TWO 8'10" x 13'6"

A double bedroom with carpeted flooring. Ceiling light, radiator and window.

BATHROOM 8'6" x 5'10"

Comprising of a bath with a shower, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Neutral decor, tiled walls and vinyl flooring.

OUTSIDE

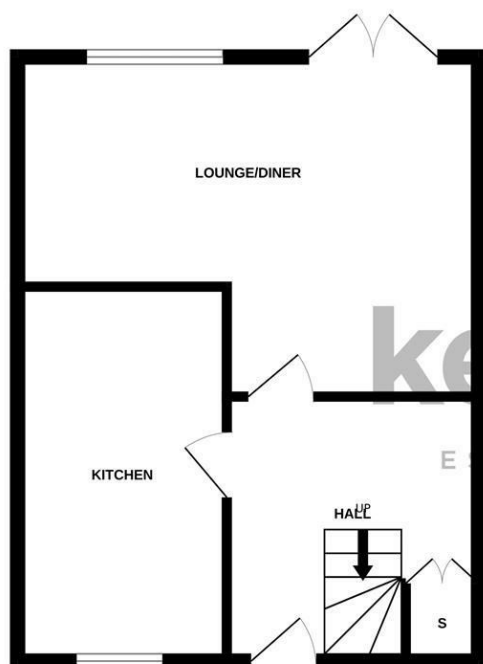
To the front of the property is a low maintenance and well presented garden with a patio, plants and fencing. Side gate to the rear.

To the rear of the property is a well presented and low maintenance garden with a patio and stairs.

PROPERTY DETAILS

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

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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		85
(69-80) C	69	
(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	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>