

## Marketing Preview



**11 Trapper Way, Halfway, Sheffield, S20 4AF**

**£310,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**





A fantastic opportunity to purchase this four bedroom semi-detached property which is situated over three floors. Offering a modern and stylish kitchen/diner, downstairs WC and a master bedroom with an ensuite. Also having off road parking for two cars and a immaculately presented rear garden. Close to amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

## SUMMARY

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## HALLWAY

Enter via a composite door into the spacious and welcoming hallway with neutral decor, laminate flooring and a storage cupboard. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

## LOUNGE 12'5" x 13'11"

A spacious reception room with neutral decor, a feature painted wall and laminate flooring. Ceiling light, radiator and window.

## DOWNSTAIRS WC 4'9" x 7'0"

Having a close coupled WC and a sink. Ceiling light and radiator. Neutral decor, laminate flooring and a painted feature wall.

## KITCHEN/DINER 16'0" x 9'5"

A stylish and open plan kitchen/diner fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated double oven and a five ring gas hob. Integrated dishwasher, washing machine and a fridge/freezer. One and a half sink with a drainer and mixer tap. Large walk in storage cupboard, laminate flooring and neutral decor with feature painted walls. Spotlighting, two lights and a window overlooking the rear. Double doors to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor, a radiator and a storage cupboard. Doors to two bedrooms and bathroom.

A second stair rise to the second floor master bedroom with a ceiling light, radiator, window and neutral decor.

## BEDROOM TWO 8'11" x 10'3"

A double bedroom with neutral decor, a feature painted wall and carpeted flooring. Ceiling light, radiator and window. Fitted wardrobes.

## BEDROOM THREE 8'1" x 10'9"

A double bedroom with neutral decor, and carpeted flooring. Ceiling light, radiator and window with great views.

## BEDROOM FOUR 7'8" x 10'10"

A generous sized single bedroom with neutral decor, carpeted flooring and a storage cupboard, Ceiling light, radiator and window.

## BATHROOM 6'2" x 7'0"

A modern and stylish bathroom having a bath with an

overhead and handheld shower, sink with storage and a close coupled WC. Ceiling light and radiator. Neutral decor, part tiled walls and tiled flooring.

## MASTER BEDROOM 15'11" x 18'8"

A large and spacious bedroom with neutral decor, carpeted flooring and a feature painted wall. Ceiling light, radiator and velux style window. Two wall lights, large built in storage cupboards and door to the ensuite.

## ENSUITE 4'10" x 7'11"

A stylish ensuite having a large walk in shower with an overhead and handheld shower, large sink with storage and a close coupled WC. Ceiling light, radiator and velux style window. Neutral decor, part tiled walls and tiled flooring.

## OUTSIDE

To the front of the property is a well presented, private and low maintenance garden with a paved area, path to the front door and allocated spaces for two cars.

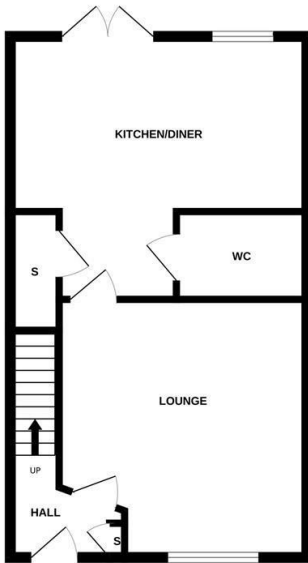
To the rear of the property is a private, enclosed and low maintenance garden with two patio areas and astroturf.

## PROPERTY DETAILS

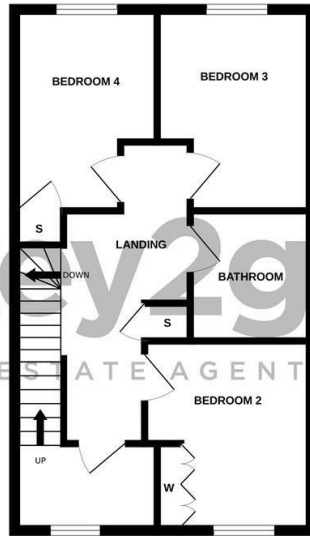
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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	



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