

Marketing Preview



48 Hollindale Drive, Sheffield, Yorkshire, S12 2EP

£190,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £190,000 - £200,000 **** A well-maintained, three-bedroom semi-detached home, ready to move into and situated on a quiet road. The property offers two reception rooms, a stylish kitchen, and off-road parking. To the rear is a generous-sized garden backing onto allotments and woodland. Close to local amenities and road links to the City Centre. Perfect for first time buyers or families alike!

SUMMARY

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The ground floor comprises a hallway, dining room, lounge, and a kitchen fitted with ample matte finish wall and base units, wood-effect worktops, a sink with a hose tap, and space for a fridge/freezer, washing machine, and tumble dryer. The property also benefits from bay windows to the front and rear, a combi boiler fitted in 2023, uPVC windows and doors, and well-presented walls and flooring throughout.

The first floor offers two double bedrooms, a single bedroom, fitted wardrobes, a well-maintained bathroom, and access to the loft.

To the front, the property has a double driveway. To the rear, there is a large, enclosed, and private garden with a patio and lawn.

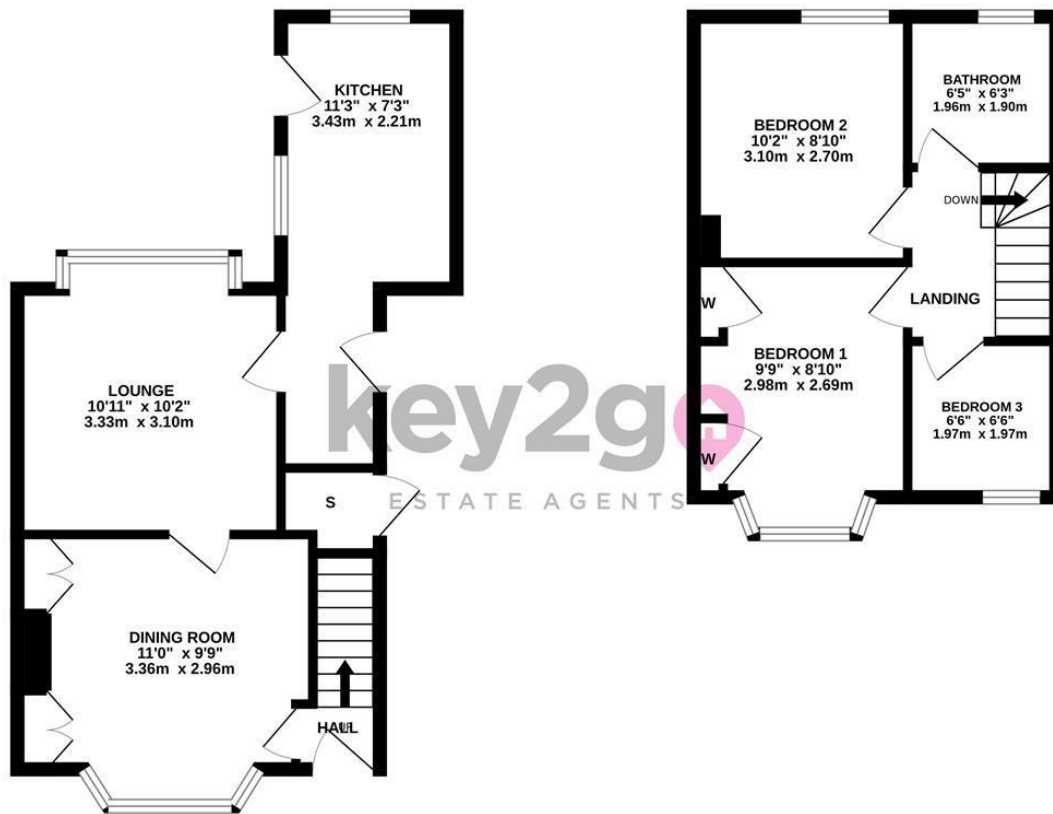
PROPERTY DETAILS

- LEASEHOLD, 713 YEARS REMAINING, £4PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER- NEW IN 2023
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

PLEASE SEE FLOORPLAN FOR ROOM MEASUREMENTS

GROUND FLOOR

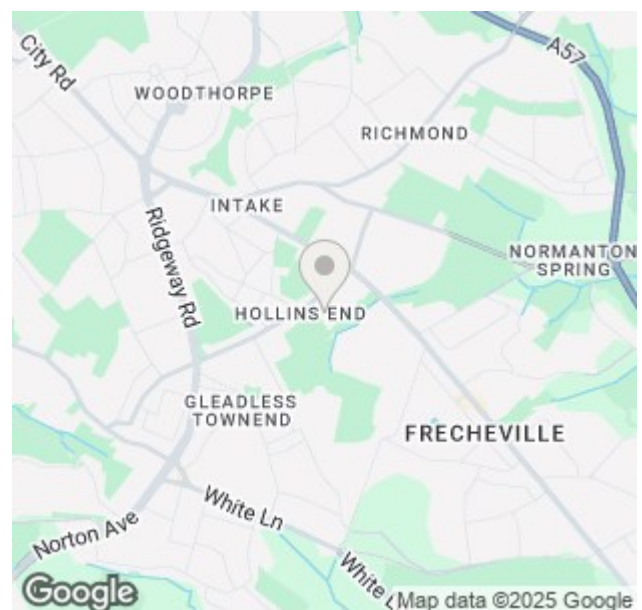
1ST FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	82
England & Wales	EU Directive 2002/91/EC	



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