

## Marketing Preview

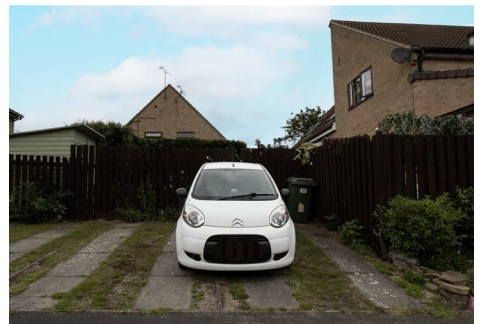


**30 Roydfield Close, Waterthorpe, Sheffield, S20 7NB**

**£230,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**





A fantastic opportunity to purchase this spacious three-bedroom semi-detached home, tucked away in a quiet cul-de-sac. The property features a ground-floor bedroom with an en-suite shower room, along with a stunning newly fitted kitchen and bathroom. Additional benefits include a low-maintenance enclosed rear garden and off-road parking for two cars. Ideally located within walking distance of Crystal Peaks, Drakehouse Retail Park, and tram routes. Vendor to purchase the freehold on completion.

## SUMMARY

A fantastic opportunity to purchase this spacious three-bedroom semi-detached home, tucked away in a quiet cul-de-sac. The property features a ground-floor bedroom with an en-suite shower room, along with a stunning newly fitted kitchen and bathroom. Additional benefits include a low-maintenance enclosed rear garden and off-road parking for two cars. Ideally located within walking distance of Crystal Peaks, Drakehouse Retail Park, and tram routes. Vendor to purchase the freehold on completion.

Entrance is through a useful porch leading into the ground floor, which features a stylish, high-end kitchen and a spacious lounge/diner with a storage cupboard. From here, stairs rise to the first floor, and there is also access to bedroom three, which includes an en-suite shower room. Sliding doors open out to the rear garden.

The first floor offers two double bedrooms, a storage cupboard, and a stylish family bathroom.

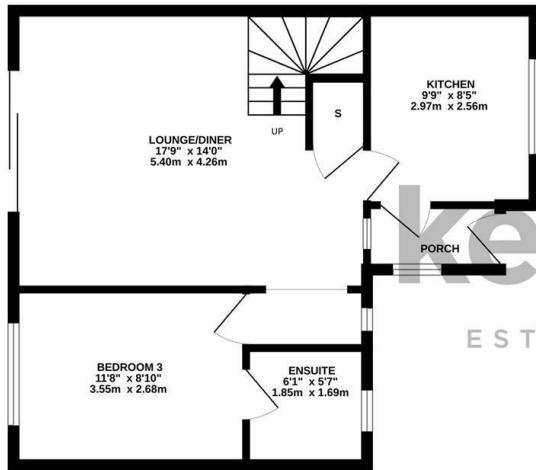
Situated on a corner plot with off road parking for two cars and an 'L' shaped rear garden with a patio, lawn, shed, hedges and shrubbery.

## PROPERTY DETAILS

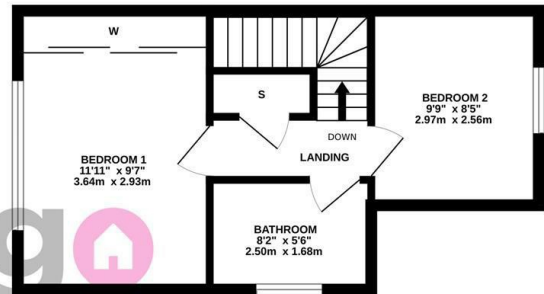
- LEASEHOLD, 53 YEARS, £45PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



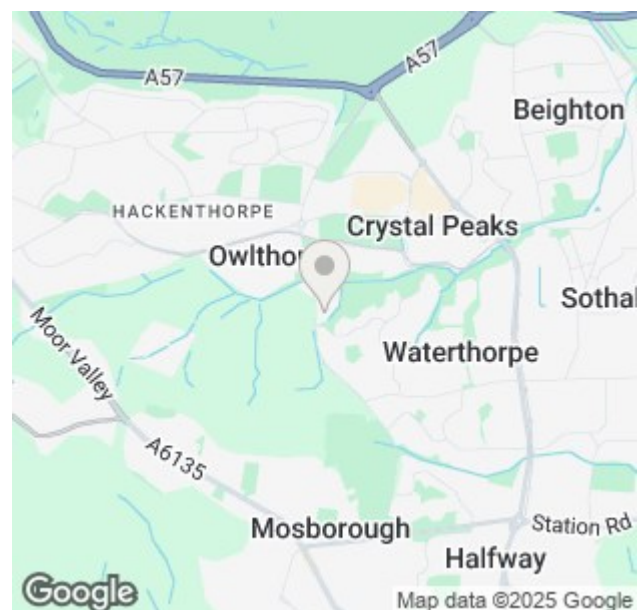
1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</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		
	70	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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