

## Marketing Preview



**5 Hurrier Place, Halfway, Sheffield, S20 4AH**

**£420,000**

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



CHAIN FREE! A unique opportunity to purchase this four bedroom detached property which was built in 2022 and is situated on a quiet road. Offering two reception rooms, a formal study, downstairs WC and utility. Also having a generous sized garden, off road parking and garage. Close to countryside walks and great local amenities. Road links to Sheffield, Chesterfield and the M1 Motorway. Stunning family home!

## SUMMARY

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## HALLWAY

Enter via composite door into the open and welcoming hallway with white walls and Amtico luxury vinyl tile flooring. Spotlighting, radiator and meter cupboard. Stairs rise to the first floor and doors to the lounge, downstairs WC/utility, study and kitchen/diner.

## LOUNGE 12'9" x 15'6"

A generous sized reception room with panelling to one wall and Amtico luxury vinyl tile flooring. Ceiling light, two radiators and bay window to the front. Double doors to the kitchen/diner.

## KITCHEN/DINER 26'3" x 10'6"

A large family room with a stunning kitchen fitted with ample wall and base units and granite worktops. One and a half sunk in sink with a hose mixer style tap. Double oven, hob and extractor fan. Integrated dishwasher and fridge/freezer. Ceiling light, spotlighting and two radiators. Amtico luxury vinyl tile flooring, window to the rear and patio doors to the rear.

## STUDY 6'11" x 8'7"

Having painted walls and Amtico luxury vinyl tile flooring. Ceiling light, radiator and window to the front.

## UTILITY/DOWNSTAIRS WC 6'10" x 5'4"

Fitted with a worktop and integrated washing machine. Close coupled WC and wash basin. Amtico luxury vinyl tile flooring and spotlighting.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and access to the loft. Doors to the four bedrooms and bathroom.

## MASTER BEDROOM 12'8" x 12'4"

A generous sized double bedroom with neutral decor, vinyl flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

## ENSUITE 6'5" x 5'3"

Comprising of a double shower cubicle with an overhead and handheld shower, floating wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

## BEDROOM TWO 10'1" x 13'9"

A second generous sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM THREE 10'2" x 11'2"

A third good sized double bedroom with feature panelling to one wall and vinyl flooring. Ceiling light, radiator and window to the rear.

## BEDROOM FOUR 9'0" x 12'9"

A fourth double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 6'8" x 5'6"

A modern bathroom having a bath with an overhead and handheld shower, wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

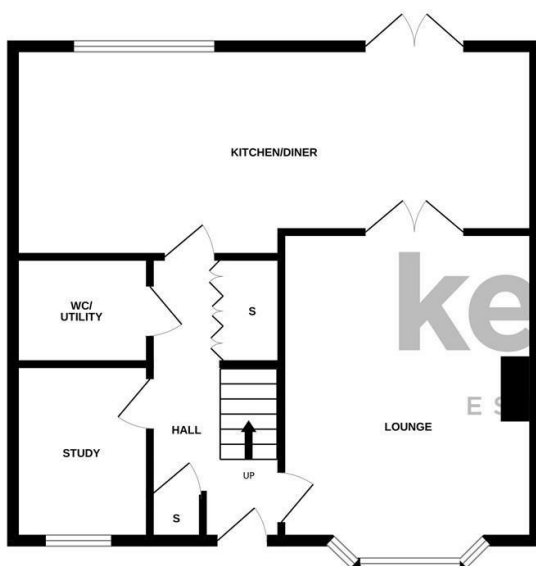
To the front of the property is a double driveway leading to the detached garage with power and lighting. Side path to the rear garden.

To the rear of the property is a generous sized and enclosed garden which is low maintenance with a lawn area and patio.

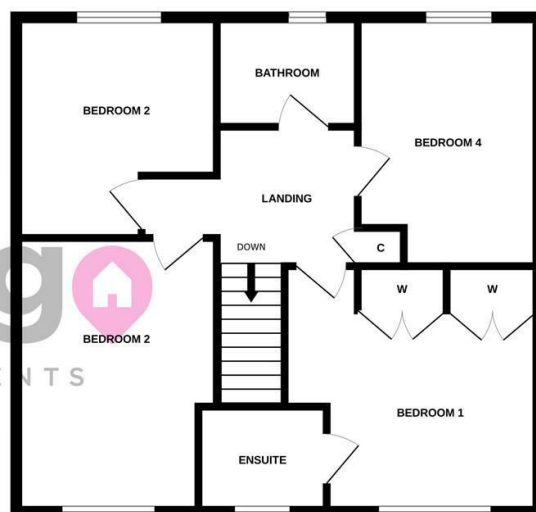
## PROPERTY DETAILS

- FREEHOLD - WILL BE A COMMUNAL CHARGE ONCE THE ESTATE IS FULLY COMPLETE - AMOUNT CURRENTLY UNKNOWN
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND E - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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<br>2002/91/EC |           |



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

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