

Marketing Preview



36 Roydfield Close, Waterthorpe, Sheffield, S20 7NB

£175,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this immaculately presented two bedroom end of terrace property which is situated on a quiet cul-de-sac. Offering an enclosed garden and off road parking. A short walk to Crystal Peaks, Drakehouse and tram routes. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this immaculately presented two-bedroom end-of-terrace property, located on a quiet cul-de-sac. The home benefits from an enclosed garden and off-road parking and is just a short walk from Crystal Peaks, Drakehouse, and local tram routes. Perfect for first-time buyers and small families alike!

Enter through a uPVC door into the hallway, which features the staircase to the first floor and access to the bright lounge, complete with a storage cupboard and feature fireplace. Sliding doors lead through to the kitchen/diner, which includes an integrated oven and hob, under-counter space for a washing machine and fridge, and a door opening out to the rear garden.

The landing provides access to the generously sized double bedroom, the smaller double bedroom, and the modern shower room, which includes a cupboard housing the combi boiler.

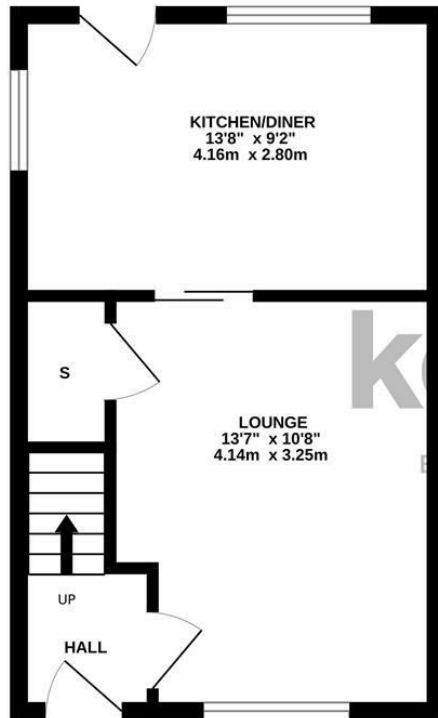
To the front of the property is a lawn area, shrubbery to the side and a garden path leading to the rear garden. The rear of the property has a patio area, lawn, hedging and fencing. Also having allocated parking.

PROPERTY DETAILS

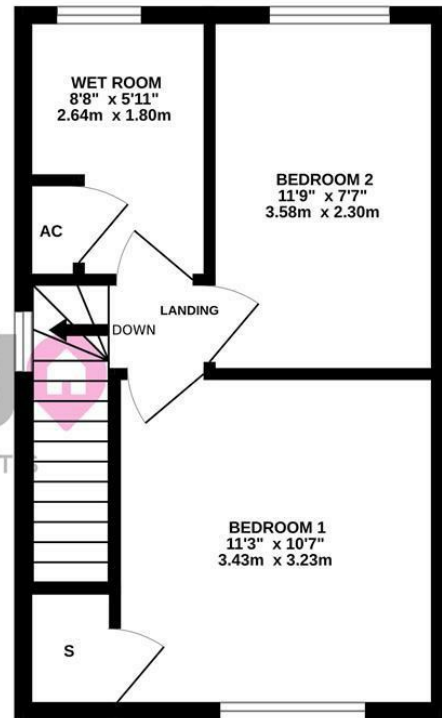
- LEASEHOLD, 53 YEARS REMAINING, £45PA GROUND RENT - FREEHOLD TO BE PURCHASED ALONGSIDE SALE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



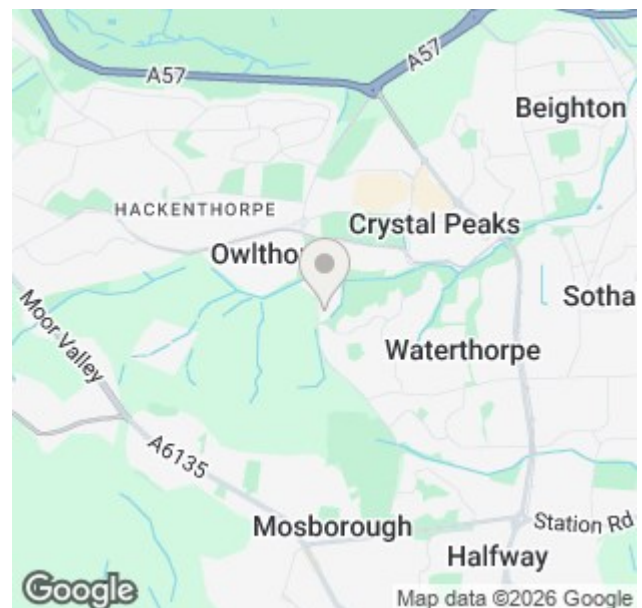
1ST FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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