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ESTATE AGENTS

Marketing Preview















23 Haxby Place, Sheffield, S13 7BS

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1














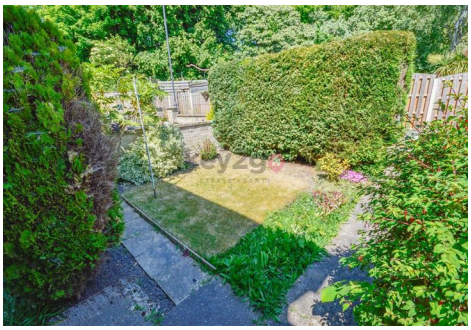

CHAIN FREE! ***GUIDE PRICE £160,000-£165,000*** A fantastic opportunity to purchase this spacious three-bedroom semi-detached home, quietly tucked away in a desirable position. The property offers a private, low-maintenance rear garden, a garage, and plenty of potential to make it your own. Ideally located close to local amenities and with convenient road links to the City Centre, it’s the perfect choice for first-time buyers.

SUMMARY

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PORCH

Enter via a uPVC door into the porch with exposed brick walls, a window and a door to the lounge.

LOUNGE 15'8" x 15'9"

A spacious reception room with original floorboards, a feature brick fireplace and a storage cupboard. Two ceiling lights, two radiators and window. Stair rise to the first floor and door to the kitchen/diner.

KITCHEN/DINER 15'10" x 8'11"

Fitted with wall and base units and contrasting worktops. Sink with a drainer. Integrated oven and gas hob. Two ceiling lights, radiator and two windows. Door to the rear.

STAIRS/LANDING

A stair rise to the first floor landing with neutral decor, a ceiling light and a window. Two storage cupboards and doors to the three bedrooms and bathroom.

BEDROOM ONE 8'11" x 13'10"

A double bedroom with a ceiling light, radiator and a window.

BEDROOM TWO 9'0" x 11'0"

A double bedroom with a ceiling light, radiator and a window.

BEDROOM THREE 6'5" x 9'10"

A single bedroom with a ceiling light, radiator, a window and a storage cupboard.

BATHROOM 6'5" x 5'5"

Having a bath with a shower, WC and a sink. Ceiling light, radiator and obscure glass window. Fully tiled walls.

OUTSIDE

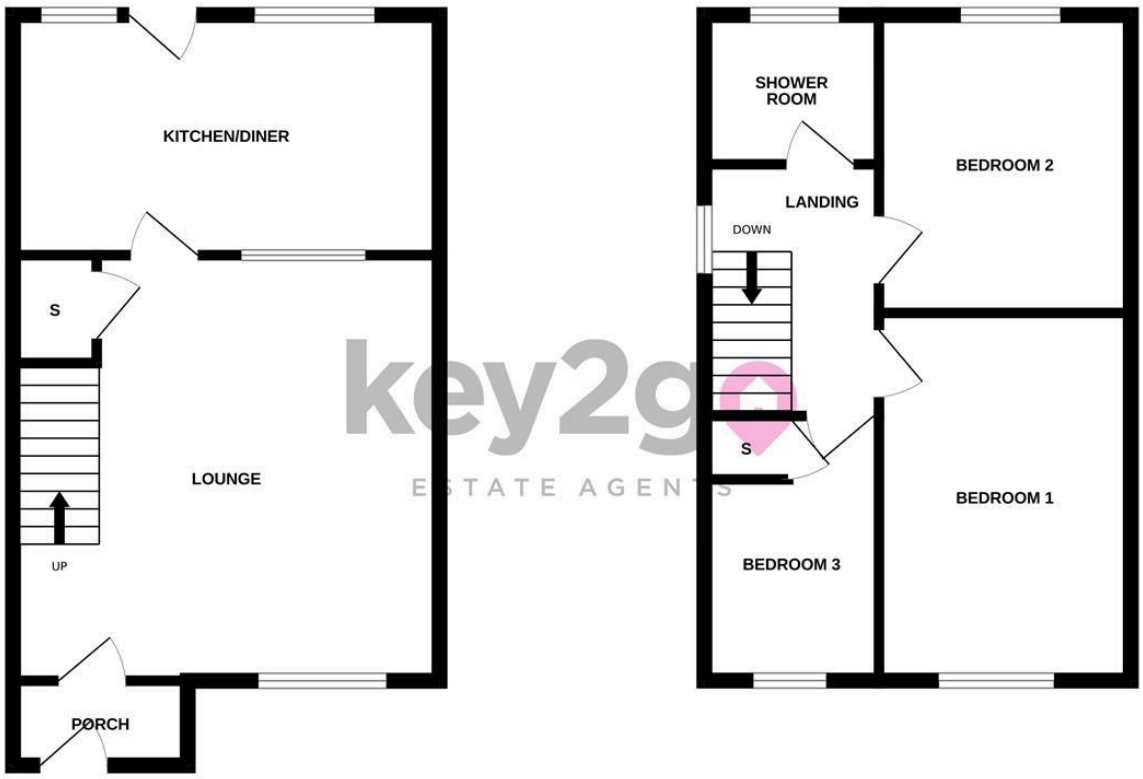
To the front of the property is a private, low-maintenance garden featuring mature shrubs, a lawned area, and a pathway leading to the front door.
To the rear, you’ll find a private and enclosed garden that is also low maintenance, offering a patio area and an outhouse—ideal for storage or additional utility space.

PROPERTY DETAILS

- LEASEHOLD, 86 YEARS REMAINING, £19.50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL
- PROBATE GRANTED

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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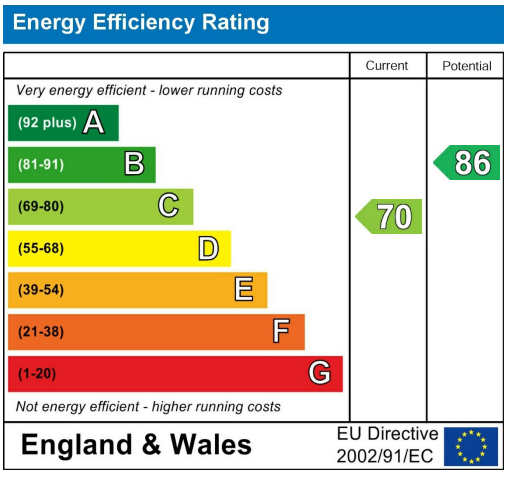

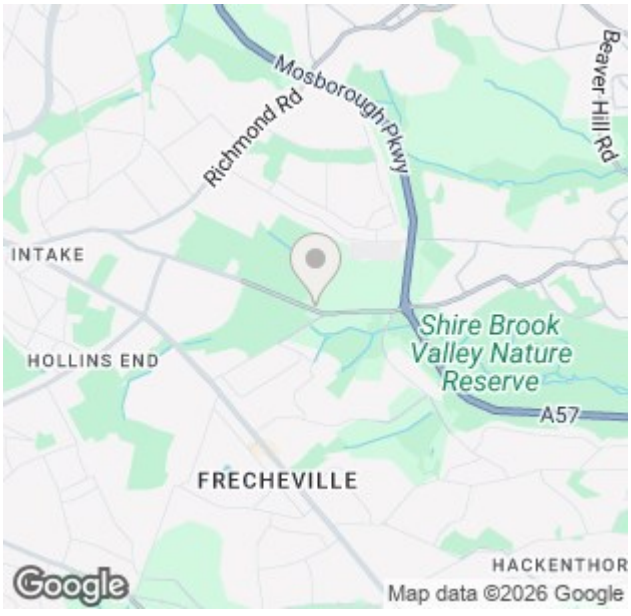

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