





## 35 Basford Street

Darnall • Sheffield • S9 5BH

Asking Price £125,000

Deceptively spacious 2 double bedroom brick built semi-detached property on a poplar road in Darnall. Requires general updating, offering great potential to develop. Features combination gas central heating, double glazing, off street parking and attractive rear garden. The property enters though a side porch and uPVC door into a utility space, providing ground floor WC. The bay fronted living room overlooks the attractive front garden providing a flexible living space. The dining kitchen is spacious providing a range of matching units, generous under stairs pantry and double doors leading though to a separate dining area which benefits from a superb garden outlook to the rear. The first-floor features 2 good sized double bedrooms, the main bedroom is front facing styled with a generous built in wardrobe storage. At the rear facing bedroom houses the combination boiler. The shower room provides vanity storage, partially tiled. Externally an attractive front garden creates a great first impression alongside off street parking. At the rear is an established garden, filled with mature planting, wild flowers, patio seating area and garden shed. Basford Street is well-placed for local shops and amenities, parks, schools and recreational facilities. Regular public transport with great links to access to the city centre, Meadowhall and the M1 motorway. Leasehold.



- Deceptively Spacious Semi Detached Property
- 2 Double Bedrooms
- In Need of General Updating
- Offering Fabulous Potential
- Combination Boiler & Double Glazing
- Generous Established Rear Garden
- Off Street Parking
- Leasehold
- No Chain
- Council Tax Band A, EPC Rating D

# 35 BASFORD STREET

APPROXIMATE GROSS INTERNAL AREA = 84.2 SQ M / 907 SQ FT

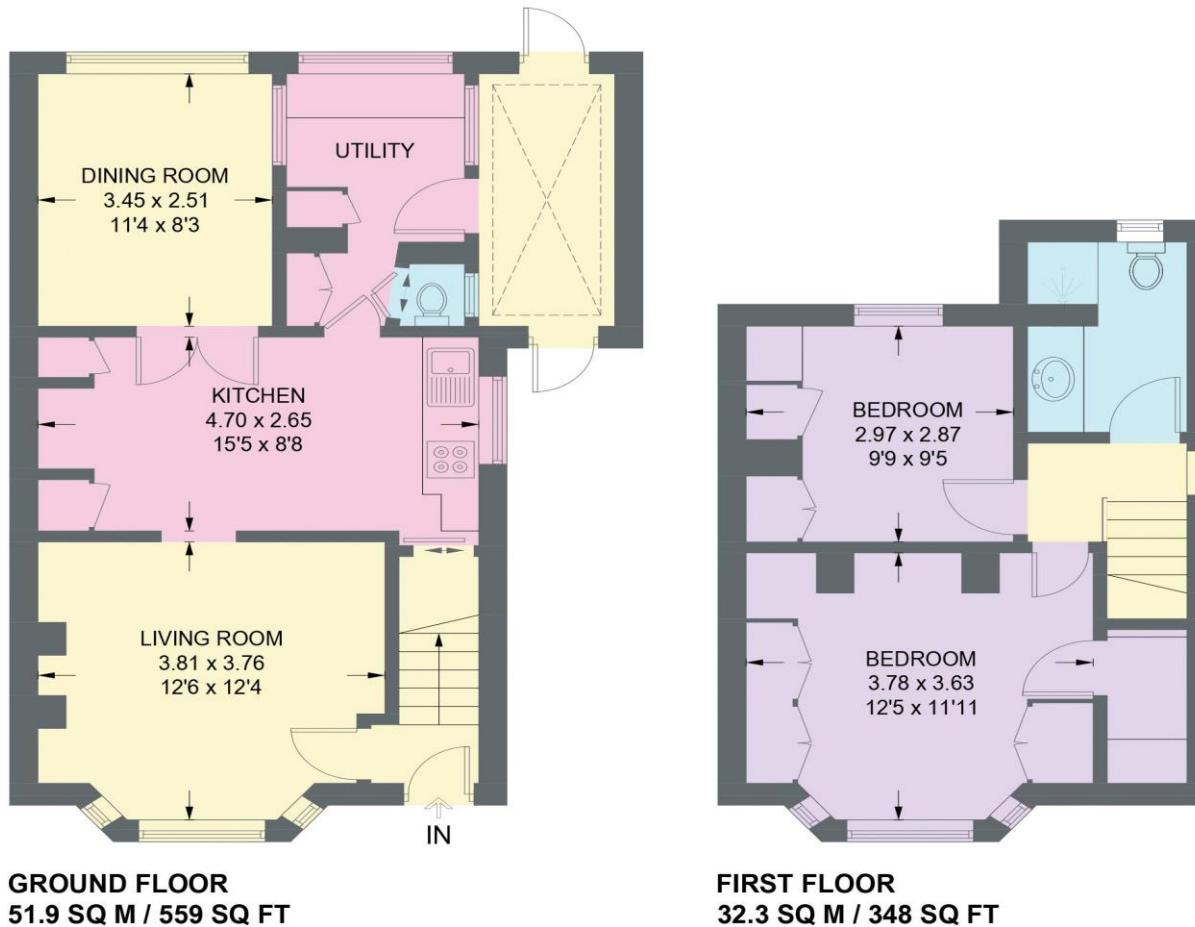


Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.