

## Marketing Preview



**9 Deepwell Bank, Halfway, Sheffield, S20 4SN**

**£120,000**

**Bedrooms 1, Bathrooms 1, Reception Rooms 1**



\* CHAIN FREE \* Perfect for a first-time buyer or investor, this ready-to-move-into one-bedroom coach house is situated within a sought-after estate in a quiet courtyard. Offering a modern kitchen, off-road parking and garage, with excellent road links to the M1 motorway and close to a main bus route and tram links.

## SUMMARY

\* CHAIN FREE \* Perfect for a first-time buyer or investor, this ready-to-move-into one-bedroom coach house is situated within a sought-after estate in a quiet courtyard. Offering a modern kitchen, off-road parking and garage, with excellent road links to the M1 motorway and close to a main bus route and tram links.

Enter into the hallway, which has a cupboard housing the hot water tank and a useful understairs storage cupboard. There is also a neutral bathroom, with stairs rising to the first floor.

Stairs rise to the living/dining space, which features a feature wall and window to the rear, with a door leading to the kitchen. The stylish white high-gloss kitchen has wood-effect worktops, a range of wall and base units and a window to the rear. The double bedroom has covered storage space and loft access. Please note the vendor is willing to include white goods: Washing machine, dishwasher, tumble dryer and fridge freezer.

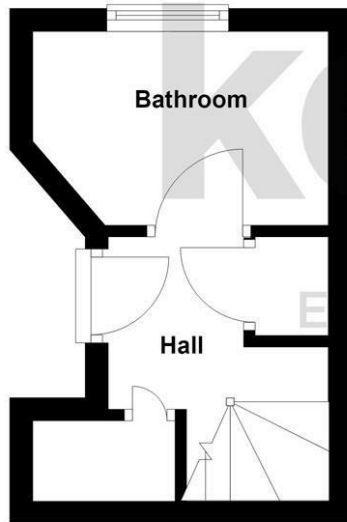
The property is located within a quiet courtyard, with access underneath the coach house to the communal garage. The property benefits from an allocated garage with off-road parking to front.

## PROPERTY DETAILS

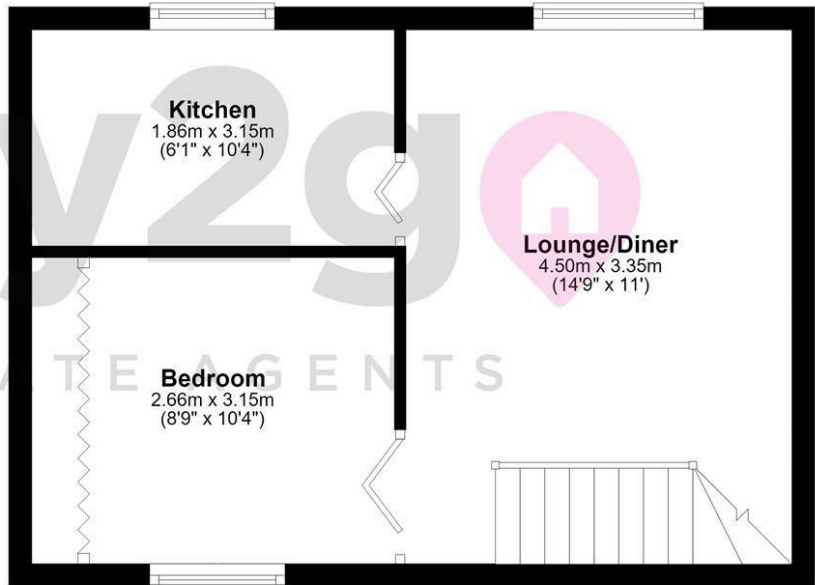
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- PART GAS PART ELECTRIC
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### 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>                            |                         | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 50                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

