



3 Hall Court, Handsworth, Sheffield, South Yorkshire, S13

ORF
Offers In The Region Of £250,000

- Semi Detached Bungalow
- Built in 2014
- Stylish Kitchen
- Well Maintained Level Gardens with Car Parking
- Close to Local Amenities, Shops and Road Networks
- Superbly Presented Throughout
- Two Bedrooms
- Contemporary Shower Room
- Gas Central Heating/uPVC Double Glazing
- No Chain

3 Hall Court, Sheffield S13 9BF

Andersons are delighted to bring to the market this delightful semi-detached bungalow which offers a perfect blend of comfort and modern living. Built in 2014, the property boasts a contemporary design and is well-suited for those seeking a low-maintenance lifestyle.

Spanning an inviting 606 square feet, this bungalow features a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The property comprises of two well-presented bedrooms, providing ample space for family or guests. The Shower room is thoughtfully designed, ensuring convenience and comfort for everyday use.

One of the key advantages of this property is its proximity to major road and public transport links. The location in Handsworth is particularly appealing, offering a friendly community atmosphere while being conveniently close to local shops and amenities.

This bungalow is an excellent opportunity for downsizers, or anyone looking for a peaceful retreat in a vibrant area. With its modern features and practical layout, it is sure to attract interest from a variety of potential homeowners. Do not miss the chance to make this lovely property your new home.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a modern composite entrance door with inlaid glazed panels. There is also a good sized storage cupboard which houses the consumer unit and has hanging and shelf storage. The loft area is also accessed from here .

LIVING ROOM

16'7" (max) x 11'1"

A light and airy reception room which benefits from a central heating radiator and a uPVC double glazed door with complimentary double glazed windows which look out over and leads onto the lovely rear garden.

KITCHEN

10'4" x 7'11"

Fitted with a range of cream high gloss units above and below roll top work surfaces and stylish tiled splash backs. Incorporated within the units is a single drain one and a half bowl stainless steel sink with mixer taps, a single electric oven and a four ring gas hob with extractor fan over. There is space for a fridge freezer and space and plumbing for an automatic washing machine. The central heating boiler is housed here and there are also ceiling spotlights, a central heating radiator and a front facing uPVC double glazed window.

BEDROOM ONE

12'4" x 11'0"

Fitted with a range of bedroom furniture including two large wardrobes with hanging rails, shelves and over head storage. There is also a chest of drawers, a central heating radiator and a rear facing uPVC double glazed window with built in blinds.

BEDROOM TWO

Having a central heating radiator, a front facing uPVC double glazed window with built in blinds and a double wardrobe with sliding doors, hanging rails, shelves and over head storage.

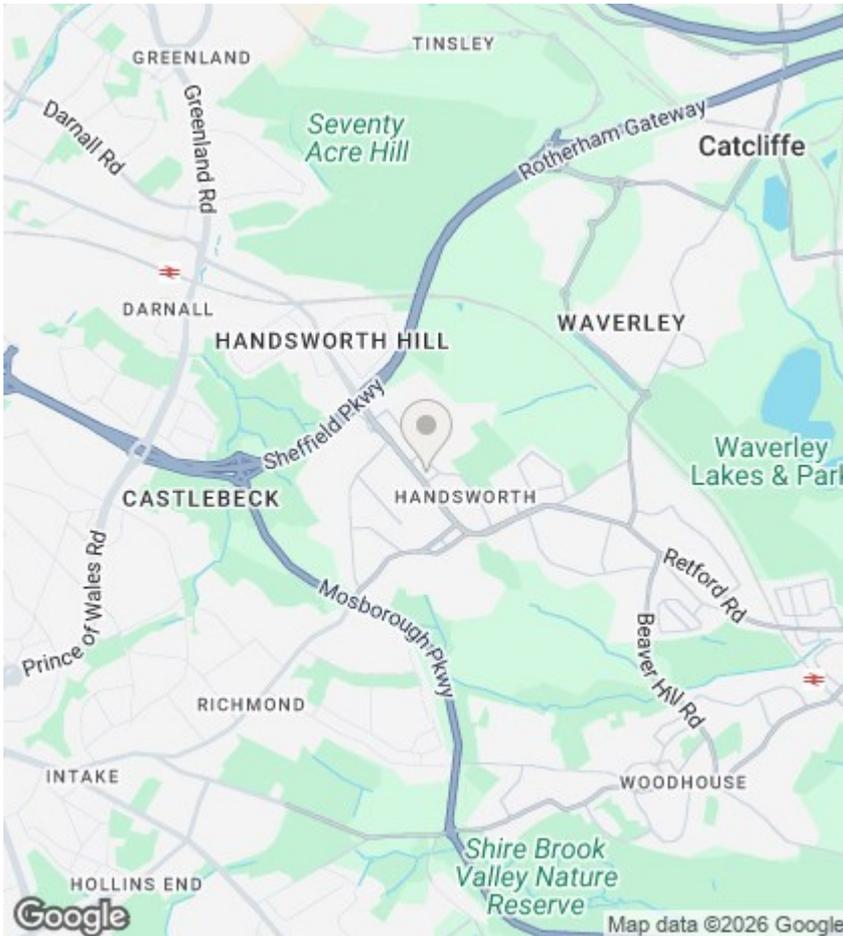
SHOWER ROOM

Superbly fitted with a modern three piece suite which comprises of a large walk in shower

cubicle with sliding doors and thermostatic shower, low flush w/c and floating wash hand basin. There are ceramic tiles to some walls, a chrome ladder style heated radiator, an extractor fan and a side facing uPVC double glazed window.

OUTSIDE

To the front of the property is an area of car hard standing edged with lawns and enclosed by fencing and wrought iron railings. Side access is provided via a secure timber gate. To the rear is a south facing garden with two paved patio areas,, lawn, low maintenance gravel beds and a timber shed.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 56.4 sq. metres (606.9 sq. feet)

