

## Marketing Preview



**2 Yew Tree Drive, Killamarsh, Sheffield, S21 1GF**

**£190,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



**\*\* GUIDE PRICE £190,000 - £200,000 \*\***A three-bedroom semi-detached property located on a quiet road, offering open-plan lounge/diner living and a modern bathroom. The home benefits from a detached garage, off-road parking and a private, enclosed and generous front and rear garden. There is also a staircase leading to the loft, providing additional potential. An ideal home for first-time buyers, couples or families alike.

## SUMMARY

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A uPVC door opens into the hallway, which is finished in neutral décor and features stairs rising to the first floor and double doors leading into the lounge/diner. The lounge/diner is a bright and spacious open-plan area with neutral décor, two windows, built-in storage cupboards and ample space for dining, with an additional window in the dining area. A sliding door leads through to the kitchen.

The kitchen is fitted with ample wall and base units with contrasting worktops, a sink and vinyl flooring, and benefits from a window. There is space for a washing machine, oven and fridge/freezer.

Stairs rise to a spacious and bright landing, finished in neutral décor and benefiting from a window. Doors lead to the bedrooms and bathroom.

Bedroom one is a spacious double room with neutral décor, carpeted flooring and a window. Bedroom two is a small double, also finished in neutral décor, with carpet, a window and built-in storage. The modern bathroom features neutral décor and tiling, a bath with handheld shower, concealed cistern WC, sink, vinyl flooring and an obscure window.

Bedroom three is a single room with neutral décor, carpet and a window, and also features a door with a staircase leading to the loft space.

To the front of the property is a well-presented and private garden with fencing and a gated entrance. There is a driveway providing off-road parking and access to the detached garage, along with a lawned area, pathway and planted borders.

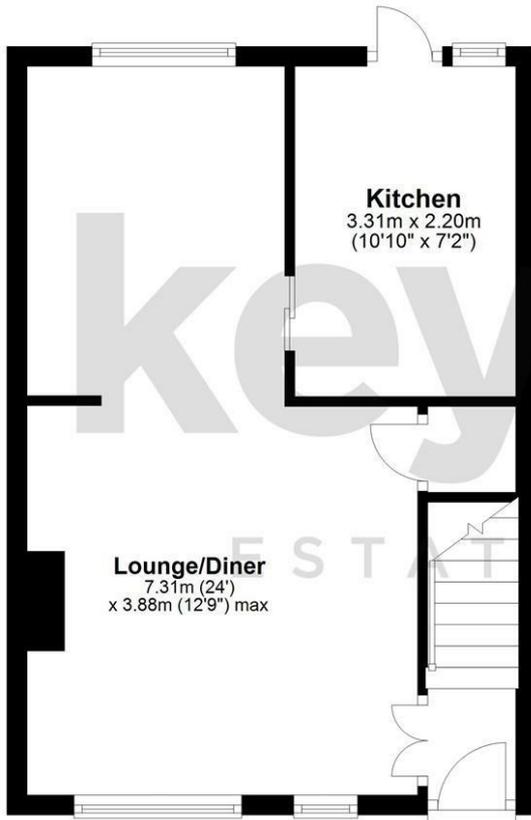
The rear garden is private, enclosed and generous in size, being well presented throughout. It features a patio area, lawned section, second garage/workshop and a shed.

## PROPERTY DETAILS

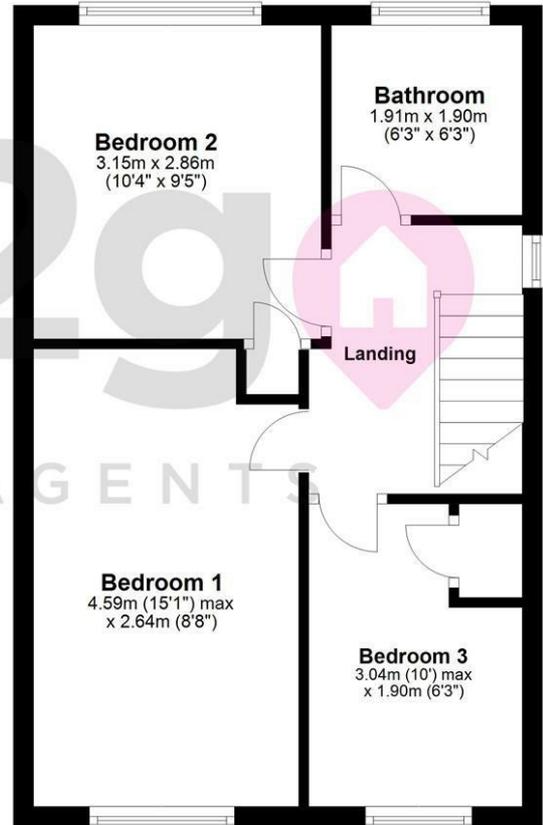
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- BACK BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

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>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(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	

