



## Marketing Preview



**29 Hayfield Crescent, Sheffield, S12 4XF**

**£220,000**

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



Perfect for a first-time buyer or small family. Well presented and ready to move into, the property features a stylish kitchen and bathroom. There are three good-sized bedrooms, and it is positioned at the head of a cul-de-sac. The property benefits from a larger-than-average south-westerly facing garden, as well as off-road parking and a garage. Conveniently located close to village amenities, the tram, main bus route, and local schools.

## SUMMARY

Perfect for a first-time buyer or small family. Well presented and ready to move into, the property features a stylish kitchen and bathroom. There are three good-sized bedrooms, and it is positioned at the head of a cul-de-sac. The property benefits from a larger-than-average south-westerly facing garden, as well as off-road parking and a garage. Conveniently located close to village amenities, the tram, main bus route, and local schools.

A side UPVC door leads into the hallway. A door opens into the lounge/diner, which features a walk-in bay window to the front. To the rear is a high-gloss kitchen with an open window and doorway leading to a large conservatory, creating a light and additional living space. The conservatory has patio doors and a side door opening to the outside.

Stairs rise from the hallway to the first floor, where there are doors to three well-presented and good-sized bedrooms, along with a stylish newly fitted bathroom.

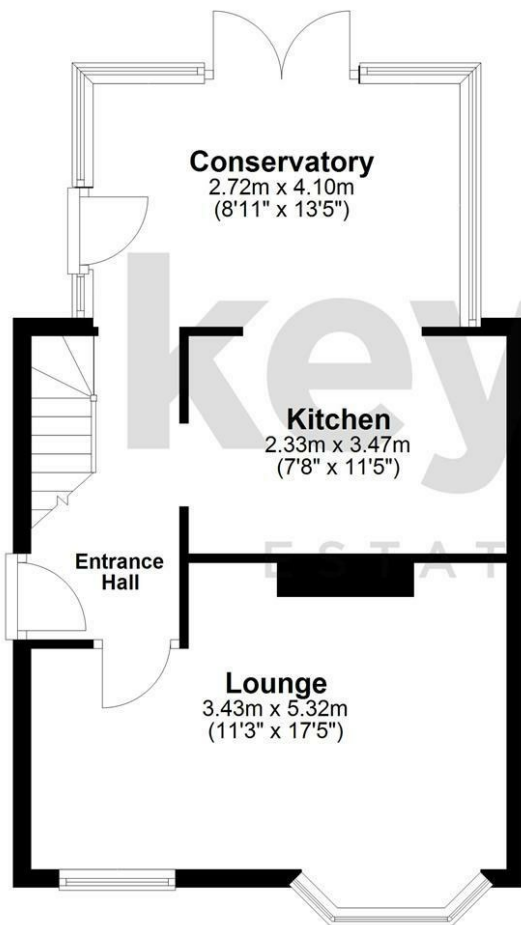
A double driveway sits to the front and side of the house, with access via the side to a detached garage. To the rear is a long, larger-than-average garden comprising two patios, one with a pergola, along with a large lawn, hedging to the boundary, and shrubbery.

## PROPERTY DETAILS

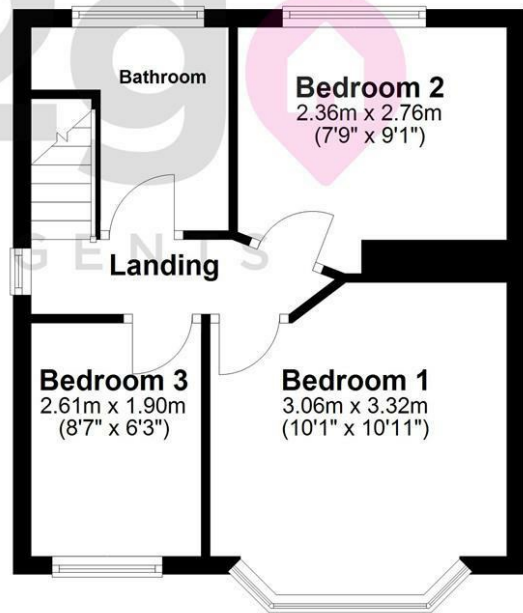
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

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

