





## 103 Hopefield Avenue

Frecheville • Sheffield • S12 4XD

Guide Price £170,000 - £180,000

A beautifully presented and deceptively spacious two double bedroom, semi-detached property, offering stylish living with excellent outdoor space. This freehold home features off-street parking with an EV charging point, a detached garage, and a beautifully landscaped rear garden, all set in a convenient location close to local amenities, transport links, and green spaces. Upon entry, the ground floor features both a traditional front entrance and a practical side access directly into the kitchen. The kitchen is fitted with a striking gloss matching range of wall and base units with contrasting worktops, two integrated ovens, and an electric hob, plus ample space and plumbing for additional free-standing appliances. A generous rear window fills the room with natural light and overlooks the private garden, while the side door offers convenient access to the driveway. Adjacent is a useful walk-in utility cupboard with plumbing for a washing machine. The living room is stylishly presented in contemporary décor, offering a cosy and welcoming ambience with wood-effect flooring, statement wallpaper, and Venetian blinds framing the bay window — an ideal space for both relaxing and entertaining. Upstairs, the first floor comprises two well-proportioned double bedrooms. The front bedroom boasts fitted blinds to the bay window, neutral décor and a soft grey carpet, along with a built-in storage cupboard housing the boiler. The rear double bedroom continues the neutral theme with grey laminate flooring underfoot. The family bathroom features a three-piece white suite with contrasting monochrome tiling to the walls and floor, finished with a traditional heated towel rail. From the landing, there's access to the loft space partially boarded and fitted with lighting, offering excellent potential for storage. Externally, the rear garden has been thoughtfully landscaped to create an attractive and private outdoor space. There's an attractive stone patio for alfresco dining and relaxing, with a partial lawn bordered by fencing a great space to enjoy throughout the seasons. Situated on Hopefield Avenue in the S12 area, this property is nestled in a well-regarded residential locale with a friendly community feel. Residents benefit from local shops, amenities and schools close by, along with good transport links for commuting and access to wider Sheffield. Nearby parks and open spaces provide options for leisure and outdoor enjoyment.

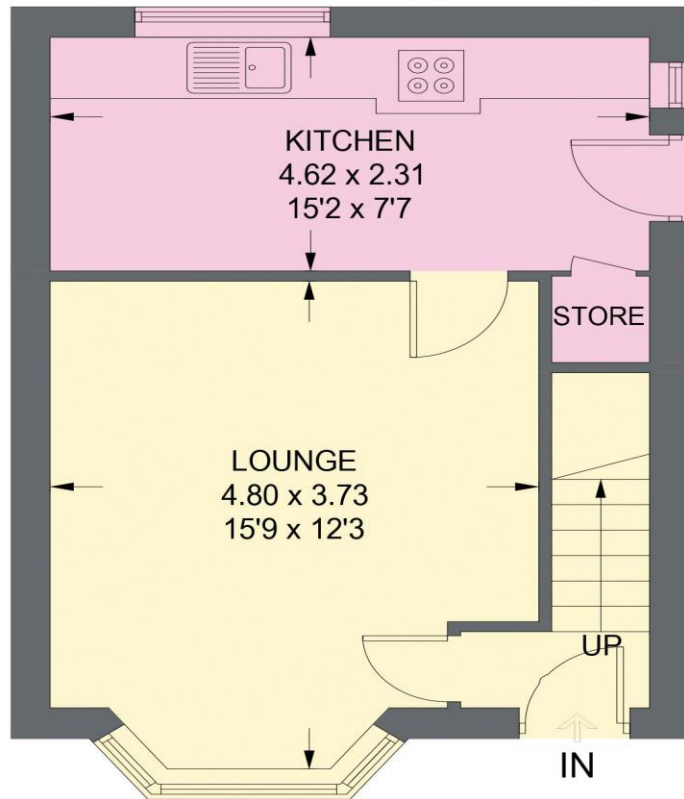


- Attractive Semi Detached Property
- 2 Double Bedrooms
- Fitted Modern Kitchen
- Contemporary Living Room
- Landscaped Rear Garden

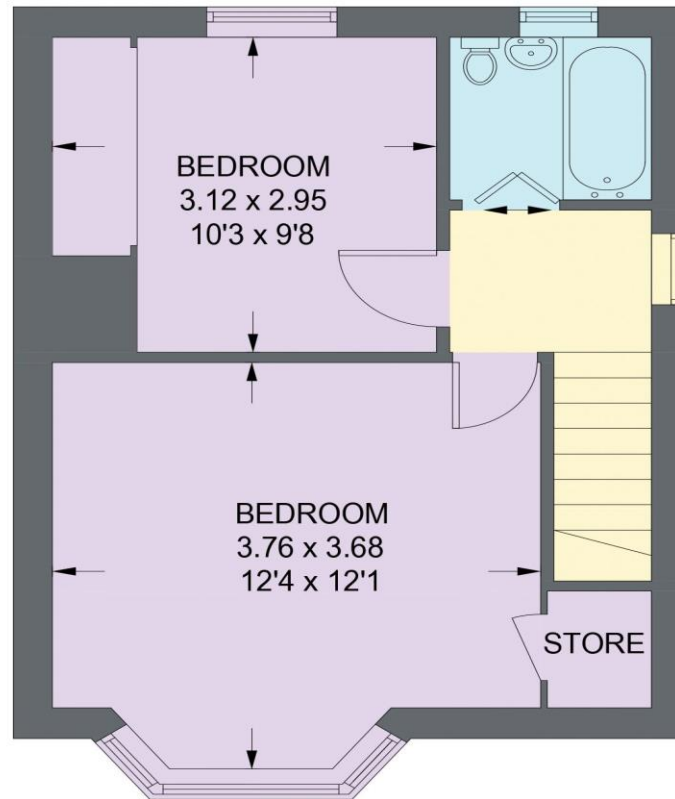
- Popular Residential Location in S12
- Detached Garage
- Shared Driveway & EV Charger
- Freehold
- Council Tax Band A, EPC Rating D

# 103 HOPEFIELD AVENUE

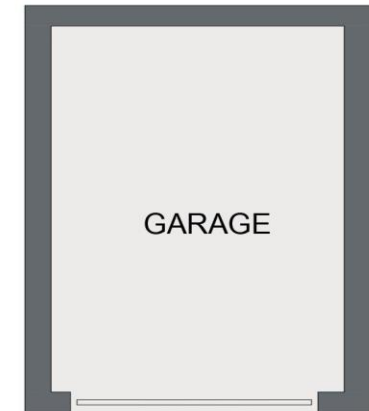
APPROXIMATE GROSS INTERNAL AREA = 63.0 SQ M / 678 SQ FT (EXCLUDING GARAGE)



**GROUND FLOOR**  
**31.6 SQ M / 340 SQ FT**



**FIRST FLOOR**  
**31.4 SQ M / 338 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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

(IDMHP2025)

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.