

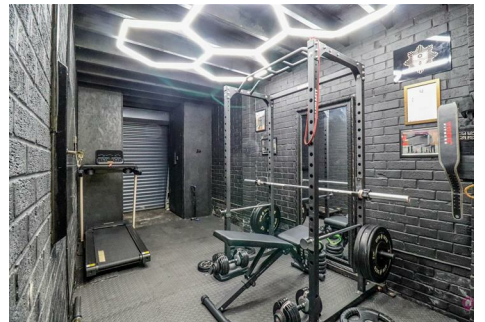
## Marketing Preview



**5 Hollybank Way, Sheffield, S12 2BY**

**£250,000**

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



A fantastic and unique opportunity to purchase this renovated home, featuring open-plan living to the ground floor, a generous rear garden, off-road parking, and a garage with integral access. Perfect for a first-time buyer or small family, the property is well positioned with good road links to the M1 and City Centre.

## SUMMARY

A fantastic and unique opportunity to purchase this renovated home, featuring open-plan living to the ground floor, a generous rear garden, off-road parking, and a garage with integral access. Perfect for a first-time buyer or small family, the property is well positioned with good road links to the M1 and City Centre.

A welcoming hallway gives access to the stairs and lounge. The bright living space features a window to the front and is open plan to the kitchen/diner, creating a spacious family area ideal for entertaining. There is a handy under-stairs storage cupboard and integral access to the garage, which has power, lighting, utility space, and a uPVC rear door leading to the garden.

Stairs rise to the first floor, giving access to two good-sized double bedrooms to the front and rear, a single bedroom to the front, and a stunning family bathroom.

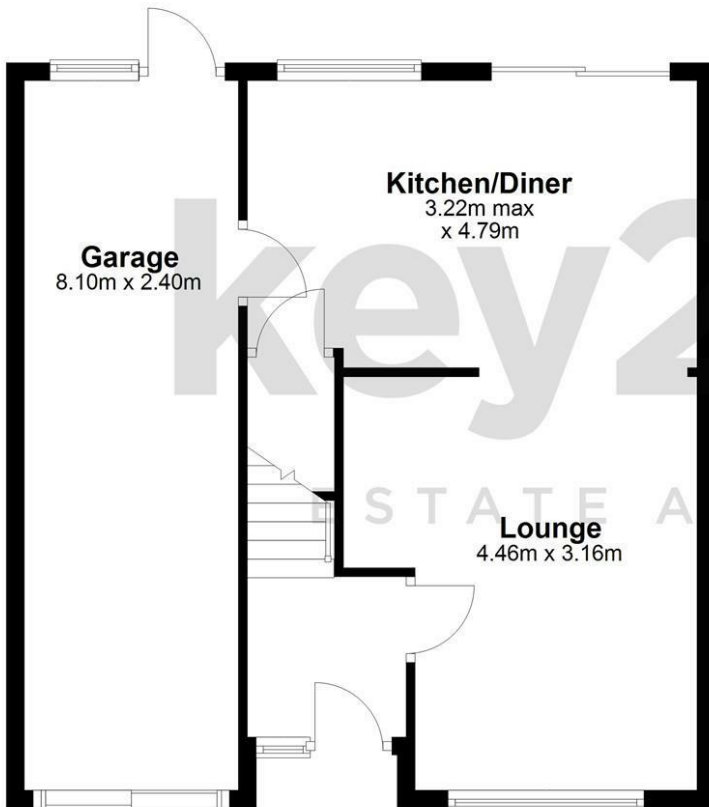
To the front is a lawn and driveway with access to the garage. To the rear, there is a patio area, large lawn, and an enclosed garden with hedging and fencing.

## PROPERTY DETAILS

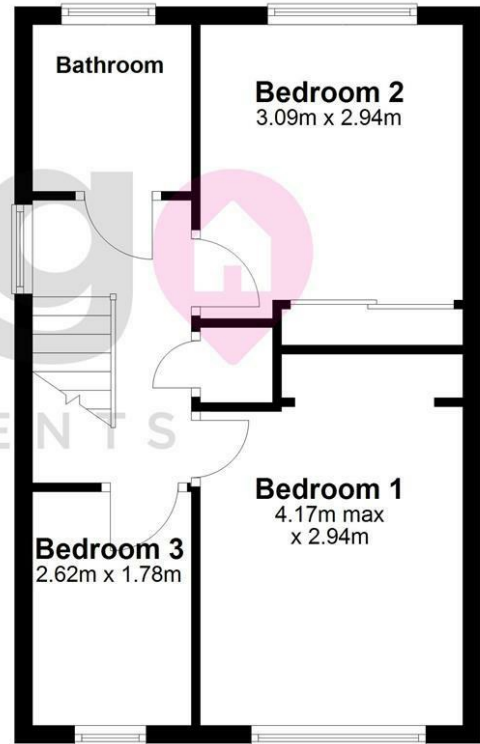
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

