



Kyle Crescent

Sheffield, S5 8HP

Guide Price £140,000



- 2 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- CORNER PLOT
- OFF ROAD PARKING
- FREEHOLD

- READY TO JUST MOVE IN
- SPACIOUS DIMENSIONS
- NEUTRAL DECOR THROUGHOUT
- GOOD COMMUTER LOCATION
- COUNCIL TAX A

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GUIDE PRICE £140,000 - £150,000 , Nestled in the desirable area of Kyle Crescent, Sheffield, this charming semi-detached house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Boasting two well-proportioned bedrooms, this property is perfect for small families or couples looking to establish their own space.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern fixtures and fittings throughout the home ensure that it is not only stylish but also functional, allowing you to move in with ease and comfort.

The property is set on a generous corner plot, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. This feature enhances the appeal of the home, offering potential for personalisation and outdoor living.

Briefly comprising entrance hall, living room, kitchen/diner, two good sized bedrooms and family bathroom.

Located in a great area, this house benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience.

In summary, this semi-detached house on Kyle Crescent is a fantastic starter home that combines modern living with a prime location. With its ready-to-move-in condition and charming features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.

ENTRANCE

Through a uPVC door leads to entrance hall comprising wall mounted radiator, tiled flooring ,doors leading to the living room.

LIVING ROOM

13'5 x 11'3 (4.09m x 3.43m)

A light and airy living space flooded in natural light through a front facing uPVC window also comprising real wooden flooring in a light ash wood , wall mounted radiator, aerial point, BT point and understairs storage.

KITCHEN

14'6 x 8'0 (4.42m x 2.44m)

A kitchen/diner hosting an array of white wall and base units providing plenty of storage space, black laminate worktop, inset ceramic sink and drainer with chrome mixer tap, freestanding gas hob and oven with extractor above, space for double fridge, freezer and undercounter space for washing machine, wall mounted combi boiler, grey tall wall mounted radiator , extractor ,on trend tiled flooring and one uPVC windows and door leading onto the garden.

MASTER BEDROOM

12'3 x 11'6 (3.73m x 3.51m)

A sumptuous master suite, wall mounted radiator, laminate flooring and storage cupboard.

BEDROOM 2

12'3 x 11'6 (3.73m x 3.51m)

A further good sized double comprising uPVC rear facing window, laminate flooring and wall mounted radiator.

BATHROOM

6'6 x 4'5 (1.98m x 1.35m)

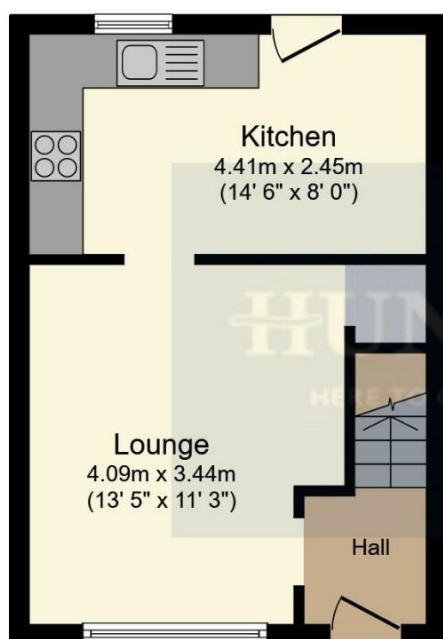
A fresh and modern family bathroom, tiled in serene cream tones, comprising bath with drench shower over, contrasting tiled flooring, wall mounted ceramic sink, low flush WC, white tall radiator and frosted uPVC window.

EXTERIOR

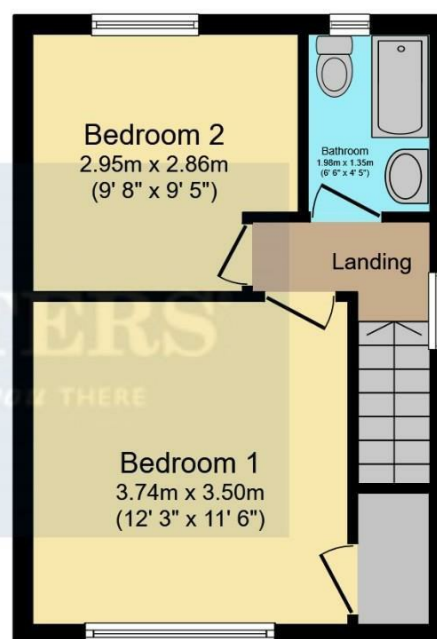
To the front of the property is driveway providing

ample off road parking, surrounded by established shrubs and hedges adding to the privacy on this corner plot .To the rear of the property is a fully enclosed low maintenance garden ,paved area ideal space to sit out in the summer months, mainly laid to lawn, security lighting and outside tap

Floorplan



Ground Floor

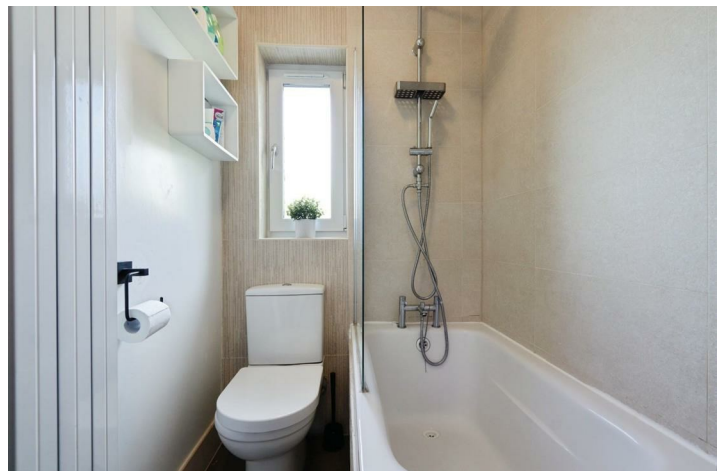


First Floor

Total floor area 57.8 sq.m. (622 sq.ft.) approx

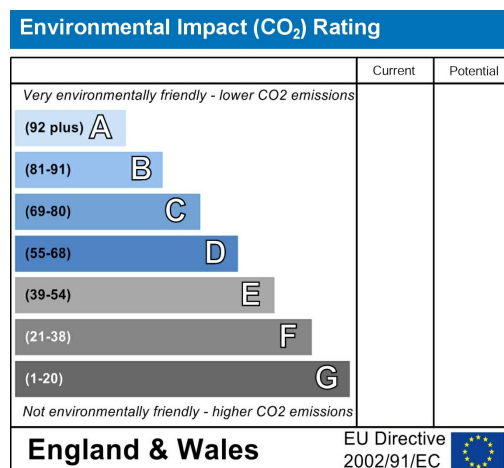
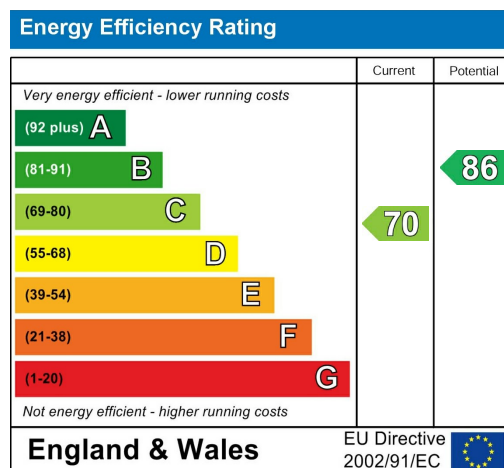
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







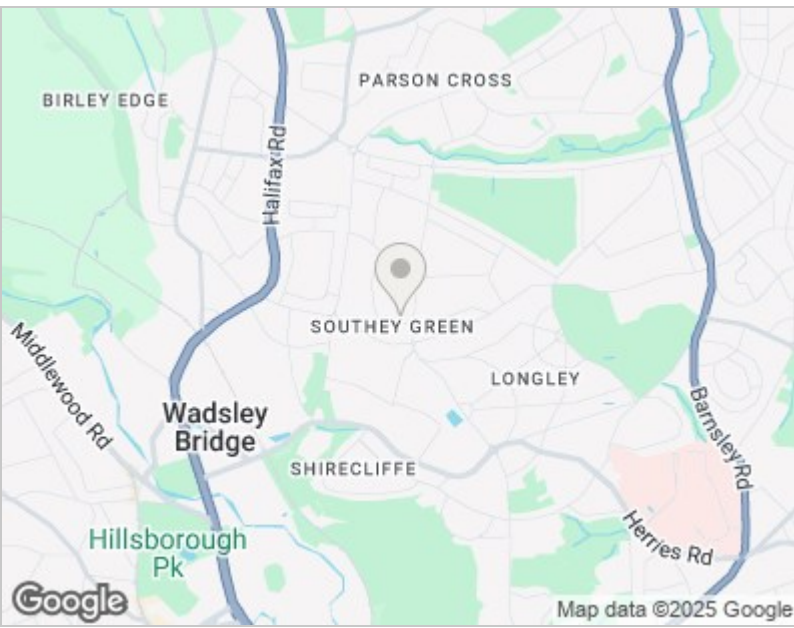
Energy Efficiency Graph



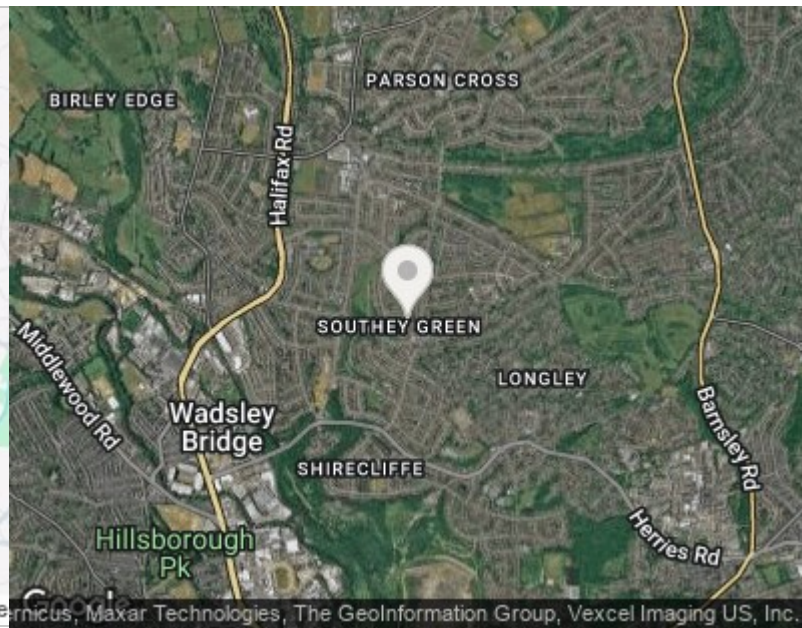
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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