

## Marketing Preview

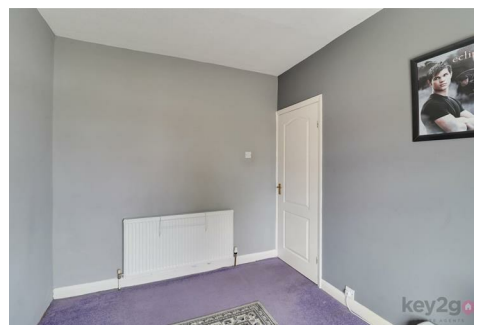
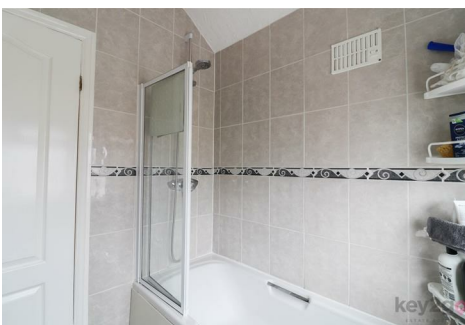
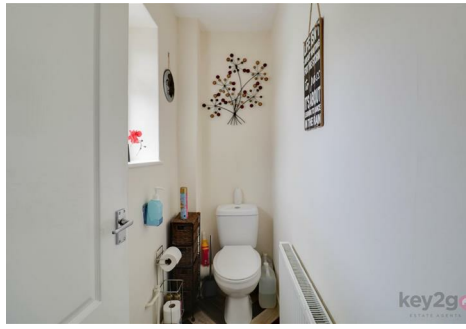


**57 Hopefield Avenue, Sheffield, S12 4XD**

**£200,000**

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





A fantastic opportunity to purchase this spacious three-bedroom semi-detached property situated in a popular area. The property offers a downstairs WC, off-road parking for multiple cars, and a car port. There are good road links to Sheffield and the M1 motorway, and it is close to amenities. Perfect for first-time buyers or families alike!

## SUMMARY

A fantastic opportunity to purchase this spacious three-bedroom semi-detached property situated in a popular area. The property offers a downstairs WC, off-road parking for multiple cars, and a car port. There are good road links to Sheffield and the M1 motorway, and it is close to amenities. Perfect for first-time buyers or families alike!

Enter into the hallway with stairs to the first floor and a door to the spacious lounge. There is access to the kitchen diner, which has space for a full-height fridge/freezer and fitted appliances. From the kitchen, there is access to the downstairs WC and bedroom three.

The first-floor landing has doors to two bedrooms and a bathroom with a sink, WC, and bath.

The front of the property has a large driveway providing off-road parking for multiple cars, a car port, and hedging to the surround. The side and rear are enclosed with a lawn and patio area.

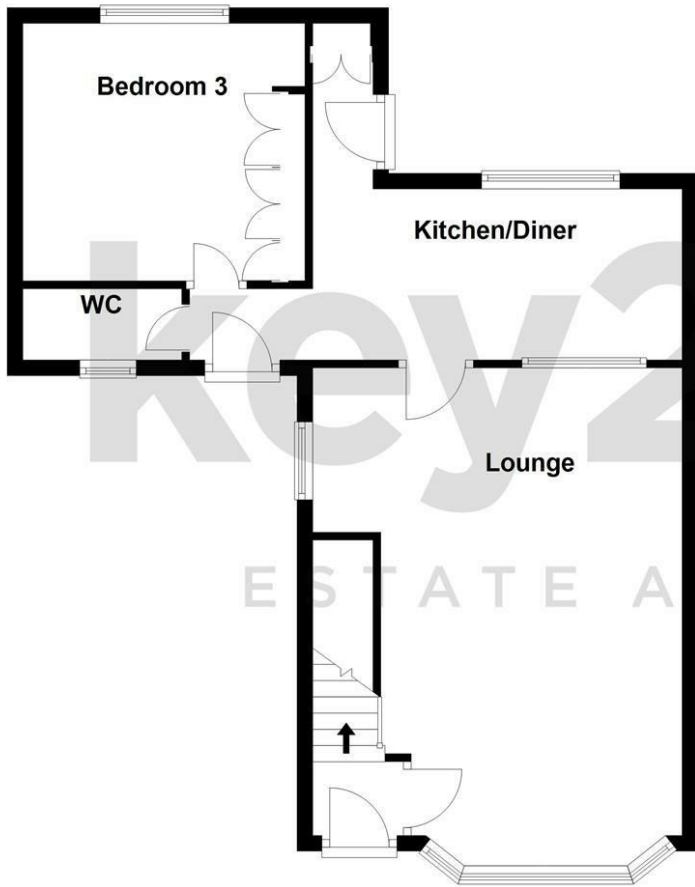
## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

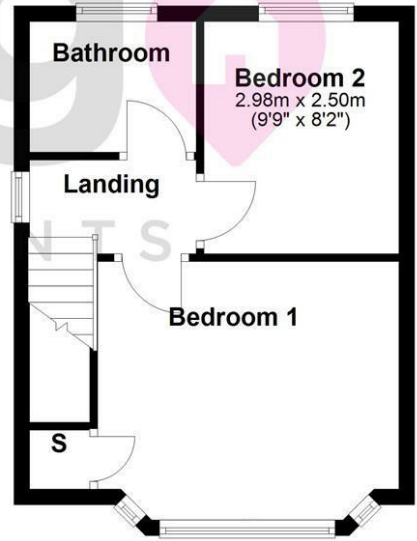
### Ground Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



### First Floor

Approx. 28.9 sq. metres (310.7 sq. feet)



Total area: approx. 86.7 sq. metres (933.6 sq. feet)

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	

