

Marketing Preview



43 Roydfield Drive, Sheffield, S20 7ND

£170,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £170,000 - £180,000 ** NO CHAIN!** Situated in a quiet cul-de-sac, this freehold property offers two generously sized bedrooms, off-road parking and a garage. Features include low-maintenance front and rear gardens. An ideal purchase for first-time buyers or those looking to downsize!

SUMMARY

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UPVC door leads into the hallway with stairs rising to the first floor. Door through to the lounge which overlooks the front, with a storage cupboard. Further door to the kitchen/diner, fitted with wall and base units and featuring sliding patio doors opening onto the rear garden.

Stairs rise to the first floor, leading to a double bedroom at the front with a good-sized over-stairs storage cupboard and some fitted furniture. A second generously sized bedroom is located to the rear. The shower room includes a storage cupboard housing the boiler.

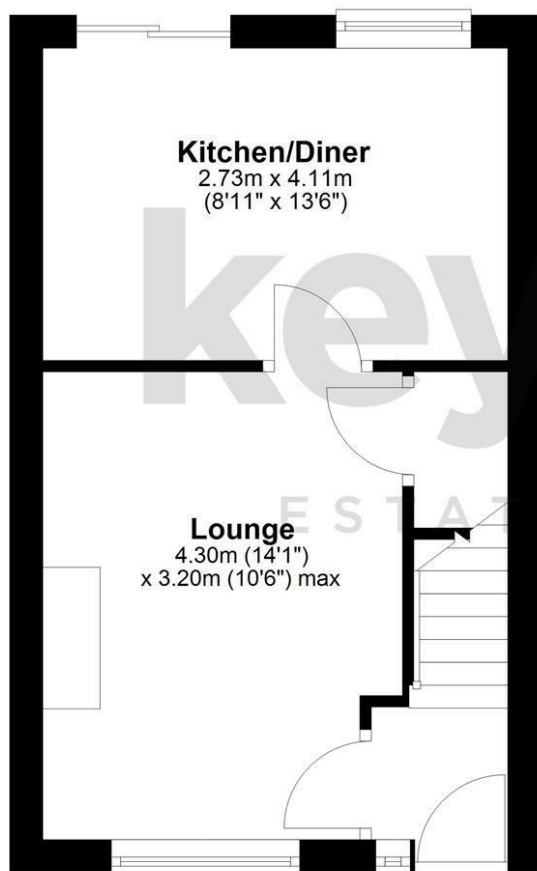
The front of the property features a pebbled garden area and a driveway to the side leading to a detached garage. The rear offers a low-maintenance garden with a patio, AstroTurf lawn and flower beds, all enclosed by fencing, with a shared pathway providing access to the neighbouring property.

PROPERTY DETAILS

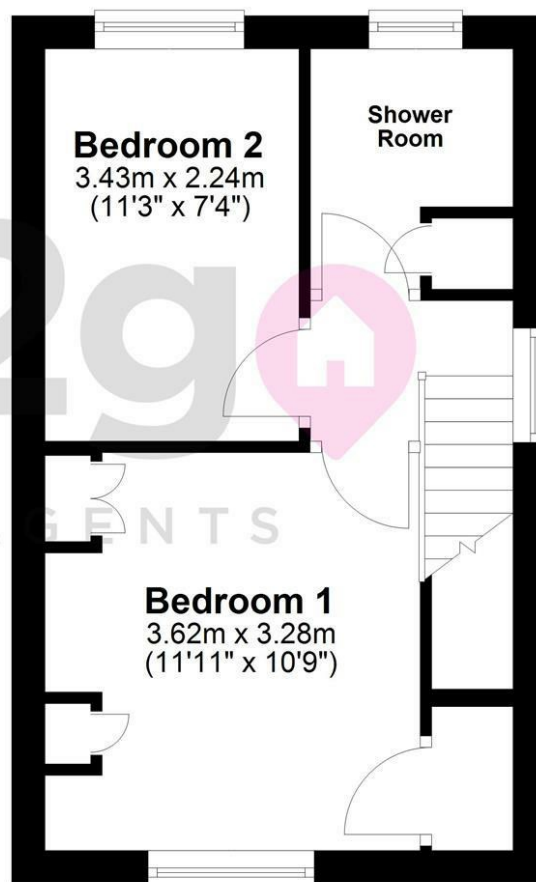
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

