key2go
ESTATE AGENTS

Marketing Preview















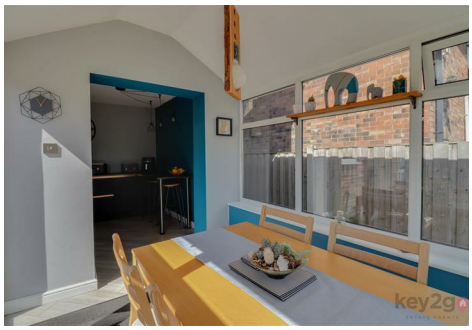
35D Jaunty Road, Sheffield, S12 3DT

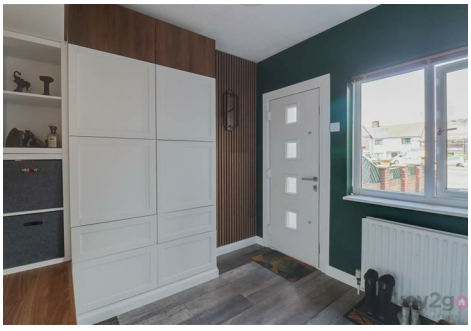
£240,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1







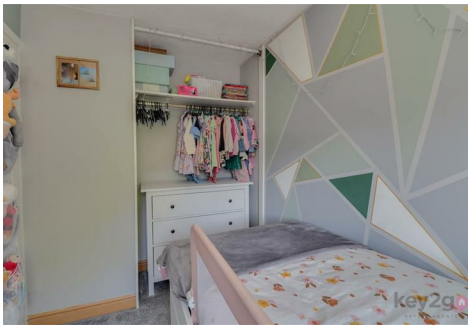













A unique opportunity to purchase this beautifully presented three-bedroom link-detached property, situated in a popular residential area. The property benefits from a converted garage, creating a large entrance hall and useful utility room, along with a modern kitchen/diner, conservatory and newly fitted bathroom. Externally, there is off-road parking and an enclosed rear garden. Ideally located close to a range of local amenities and excellent road links providing easy access to Sheffield city centre.

SUMMARY

A unique opportunity to purchase this beautifully presented three-bedroom link-detached property, situated in a popular residential area. The property benefits from a converted garage, creating a large entrance hall and useful utility room, along with a modern kitchen/diner, conservatory and newly fitted bathroom. Externally, there is off-road parking and an enclosed rear garden. Ideally located close to a range of local amenities and excellent road links providing easy access to Sheffield city centre.

Enter into the generously sized entrance hall, which benefits from fitted storage and provides access to the useful utility room. The utility room has a range of wall and base units, space for a washing machine and tumble dryer, space for a full-height fridge/freezer, a door to the rear and access through to the kitchen. The modern kitchen is fitted with base units, oven, hob and extractor, breakfast bar and space for a fridge/freezer. There is a door to the lounge and the kitchen is open to the conservatory, which provides a great additional space with windows to all sides and a door leading to the rear. The lounge has a window to the front, feature electric fireplace, stairs rising to the first floor and a door through to the hall, which has a useful storage cupboard.

Stairs rise to the first floor landing, with doors leading to three bedrooms, the bathroom and a useful storage cupboard. Bedroom one is generously sized and benefits from fitted wardrobes and two windows to the front. Bedroom two is a good-sized double bedroom with a window to the front, while bedroom three is a single bedroom with a fitted wardrobe and window to the rear. The newly fitted modern bathroom comprises a bath with overhead shower, vanity unit with wash basin and WC.

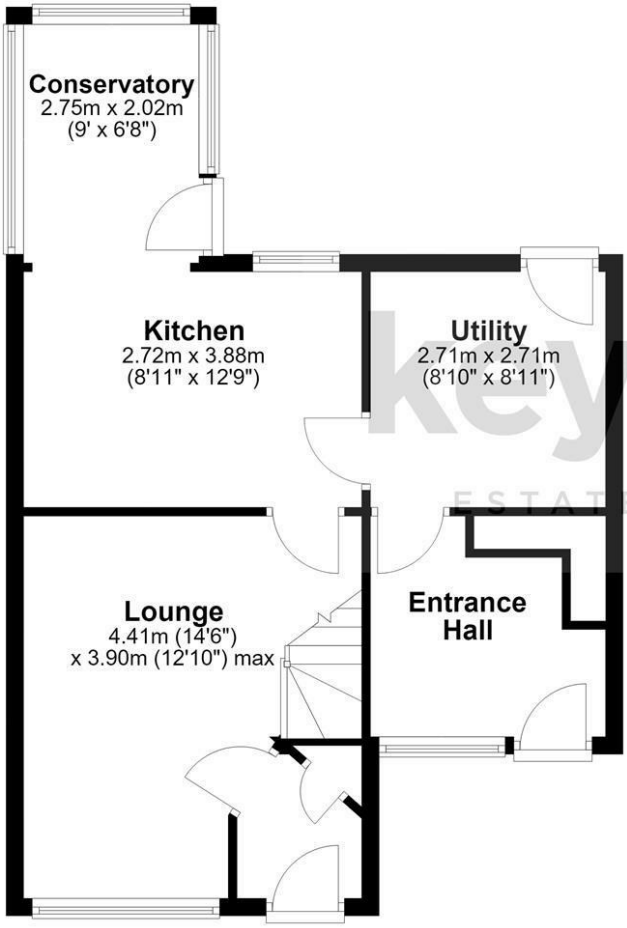
To the front of the property is a tarmac driveway providing off-road parking for two cars. The enclosed rear garden features a patio area, lawn area and decking, along with a summer house/shed, all enclosed by fencing.

PROPERTY DETAILS

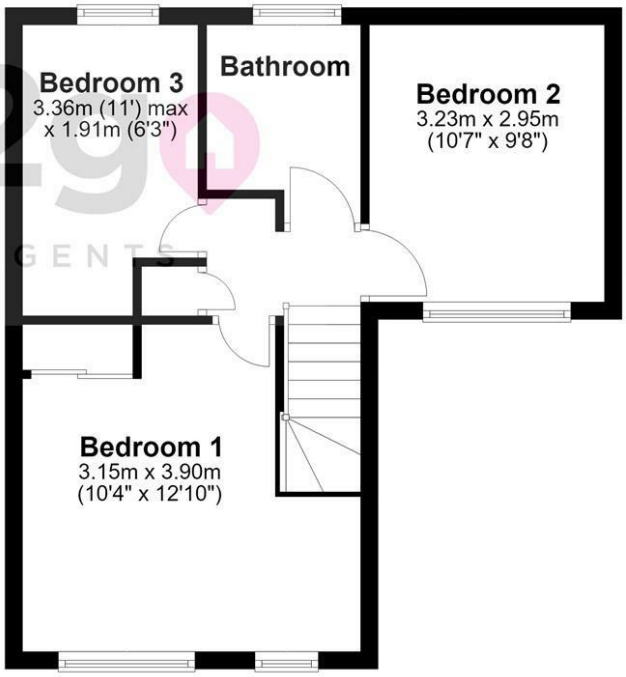
- LEASEHOLD, 91 YEARS REMAINING, £100PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

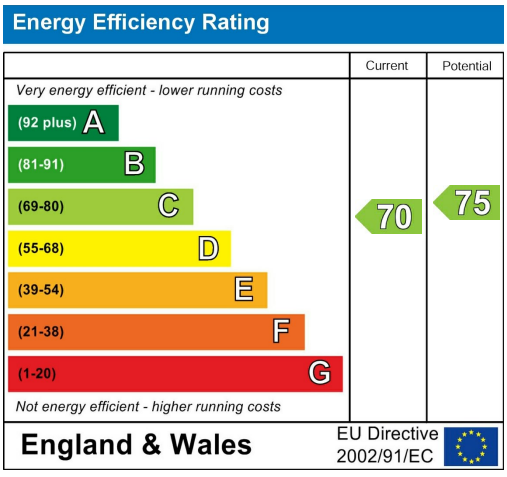
Ground Floor



First Floor



key2go ESTATE AGENTS





38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk