

Marketing Preview



15 Halsall Road, Sheffield, S9 4JF

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this extended three bedroom semi-detached property. Offering a modern shower room and being ready to move into. Also having a good sized enclosed garden and off road parking. Good road links to the Parkway and Sheffield City Centre. Close to a wide range of amenities. Perfect for first time buyers or families alike!

PROPERTY DETAILS

- LEASEHOLD, 710 YEARS REMAINING, GROUND RENT - £3.12PA
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

SUMMARY

A unique opportunity to purchase this extended three bedroom semi-detached property. Offering a modern shower room and being ready to move into. Also having a good sized enclosed garden and off road parking. Good road links to the Parkway and Sheffield City Centre. Close to a wide range of amenities. Perfect for first time buyers or families alike!

HALLWAY

Enter via uPVC door into the hallway with laminate flooring, ceiling light and radiator. Stair rise to the first floor and door to the lounge.

LOUNGE 13'2" x 12'11"

A bright reception room with neutral decor, laminate flooring and a fireplace. Ceiling light, radiator and walk in bay window to the front. Door to the kitchen/diner.

KITCHEN/DINER 16'3" x 10'1"

Comprising of high gloss wall and base units, wood effect worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Two ceiling lights, radiator and window to the rear. Vinyl flooring, under stairs storage cupboard and open to the snug extension.

SNUG 7'6" x 9'0"

An added extra living space with a feature wallpapered wall and vinyl flooring. Ceiling light, radiator and window to the rear. Double doors to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a window, ceiling light and access to the loft. Doors to the three bedrooms and shower room.

BEDROOM ONE 10'5" x 12'7"

A generous sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 9'6" x 10'7"

A S=second double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'5" x 7'6"

A third single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

SHOWER ROOM 5'4" x 5'6"

Comprising of a shower cubicle with an overhead and handheld shower, pedestal sink and close coupled WC. Spotighting, vertical style radiator and obscure glass window. Fully tiled walls and tiled flooring.

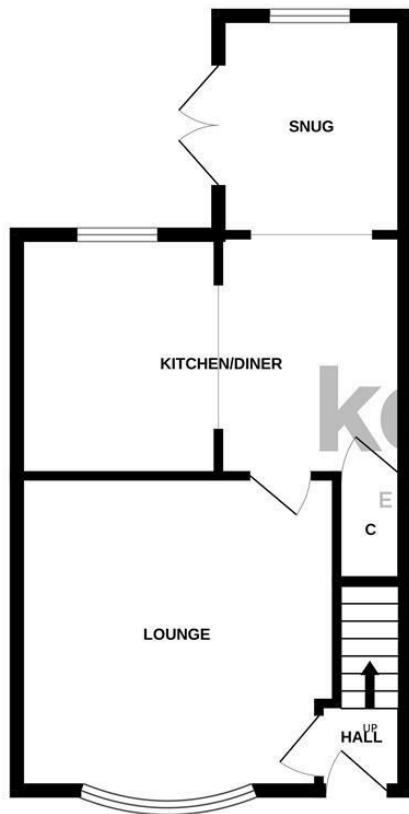
OUTSIDE

To the front of the property is a double driveway and a path to the side gate leading to the rear.

To the rear of the property is a good sized and enclosed garden with decking area, lawn area, fencing and hedging.

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

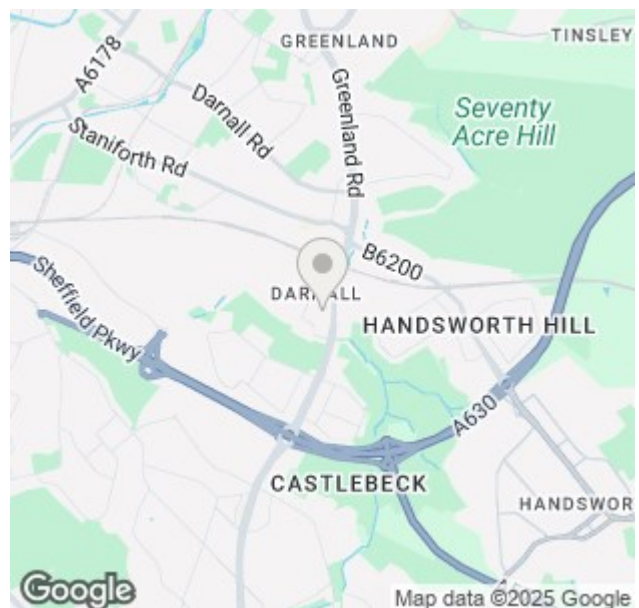
1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>