

Marketing Preview



22 Oxclose Park Gardens, Halfway, Sheffield, S20 8GR

£120,000

Bedrooms 1, Bathrooms 1, Reception Rooms 1



NO CHAIN. This well-presented property is perfect for first-time buyers, investors, or those looking to downsize. It is ready to move into and benefits from a modern kitchen and bathroom, along with an open-plan kitchen and living space. The property also offers allocated parking and is conveniently located close to the tram.

SUMMARY

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The property benefits from a secure intercom entry system and a spacious hallway. There is a useful cupboard housing the hot water tank. The open-plan living and kitchen area provides a bright and versatile space, with the modern kitchen fitted with fully integrated appliances. The living area also benefits from a Juliet balcony with french doors. The modern bathroom is fitted with a bath and overhead shower. The spacious double bedroom features built-in wardrobes and a window overlooking the rear of the building and the gardens.

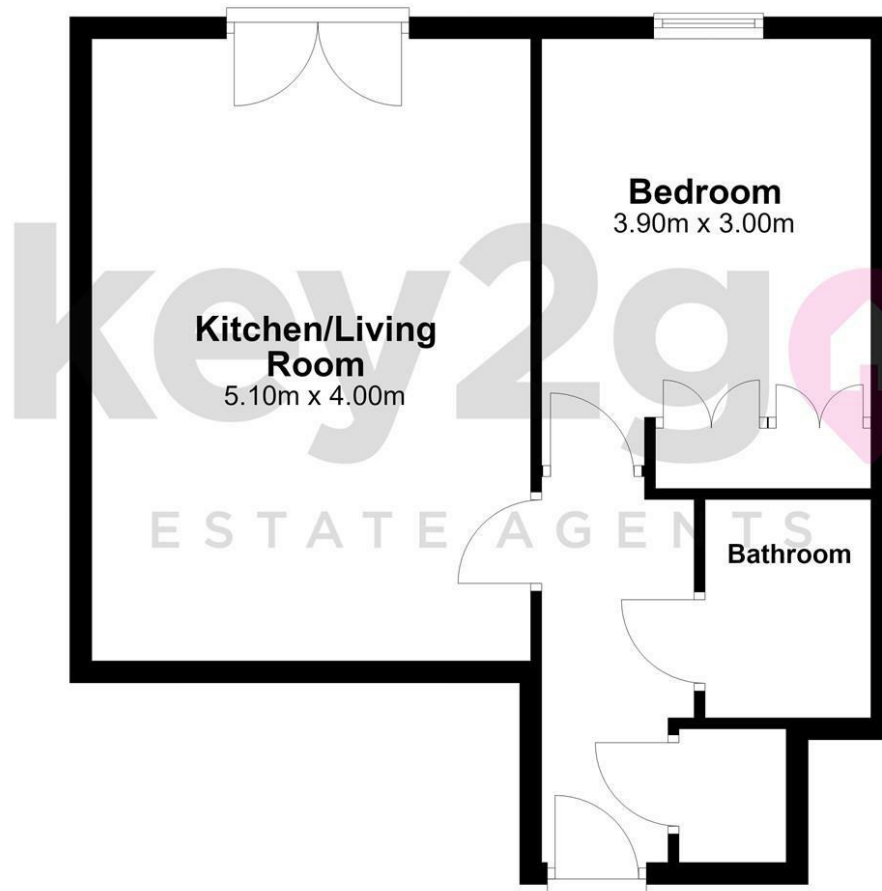
The property benefits from an allocated car parking space, with additional visitor parking available.

PROPERTY DETAILS

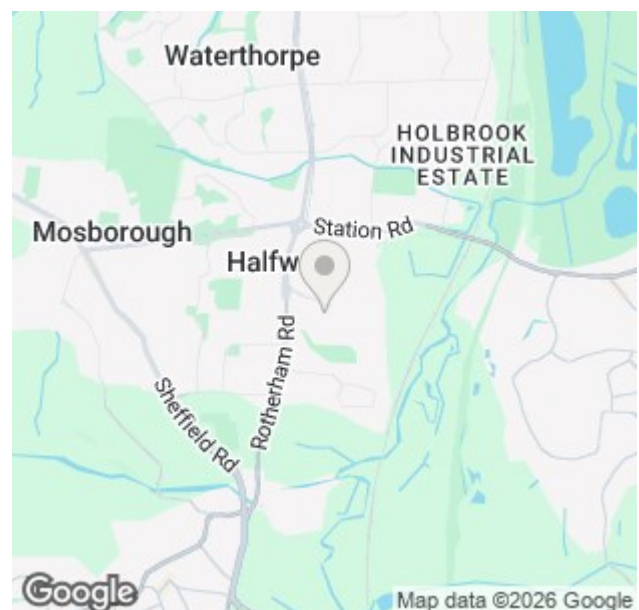
- LEASEHOLD, 103 YEARS REMAINING, GROUND RENT £269.00PA, SERVICE CHARGE £1304.00PA
- FULLY UPVC DOUBLE GLAZED
- ELECTRIC HEATING, HOT WATER TANK
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ALL MEASUREMENTS PLEASE SEE FLOOR PLAN

Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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