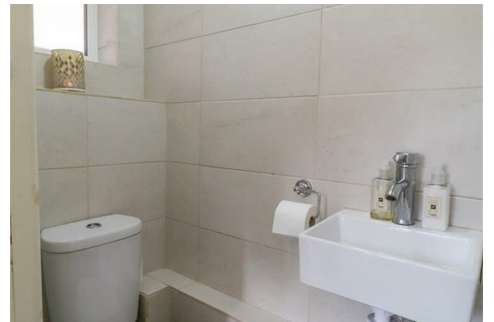


Marketing Preview



41 Richmond Hall Crescent, Sheffield, S13 8FN

£165,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity for first-time buyers to purchase this stylish and beautifully presented two-bedroom home, ready to move straight into. Finished to a high standard throughout, the property boasts a stunning modern kitchen, a beautifully appointed bathroom, and two generous double bedrooms. Outside, there is a large enclosed rear garden, perfect for relaxing or entertaining. Situated on a quiet residential road, the property enjoys excellent bus and road links, providing easy access to the Parkway, Sheffield City Centre, and a range of local amenities. A viewing is highly recommended to fully appreciate all that this superb home has to offer.

SUMMARY

A fantastic opportunity for first-time buyers to purchase this stylish and beautifully presented two-bedroom home, ready to move straight into. Finished to a high standard throughout, the property boasts a stunning modern kitchen, a beautifully appointed bathroom, and two generous double bedrooms. Outside, there is a large enclosed rear garden, perfect for relaxing or entertaining. Situated on a quiet residential road, the property enjoys excellent bus and road links, providing easy access to the Parkway, Sheffield City Centre, and a range of local amenities. A viewing is highly recommended to fully appreciate all that this superb home has to offer.

Enter into the spacious and welcoming hallway, which benefits from a useful downstairs W/C and stairs rising to the first floor. A door leads into the bright and generously sized lounge/diner, enjoying dual-aspect windows that flood the room with natural light and create an excellent space for both relaxing and entertaining. The stunning kitchen is fitted with a stylish range of modern wall and base units, offering ample storage and workspace, while a side door provides convenient access to the rear garden.

Stairs rise to the first-floor landing, which benefits from a useful storage cupboard and provides access to the bedrooms and bathroom. The larger-than-average master bedroom is bright and spacious, enjoying dual-aspect windows that flood the room with natural light. Bedroom two is another generous double bedroom, featuring a side-facing window and an over-stairs storage cupboard housing the boiler. Completing the accommodation is the stunning family bathroom, fitted with a bath and overhead shower, stylish vanity unit with wash basin, and a close-coupled W/C.

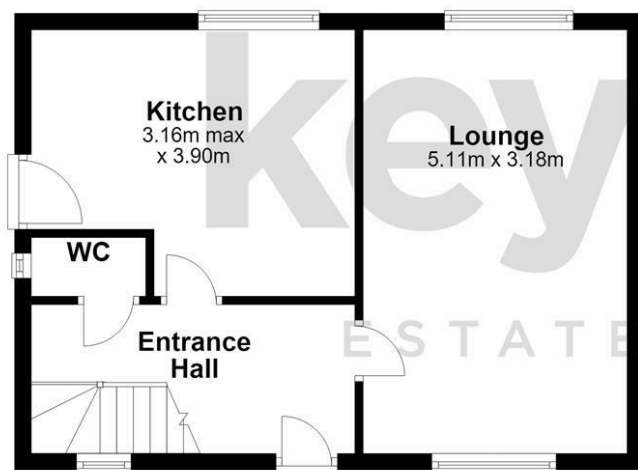
To the front of the property is a lawned garden with mature hedging to the boundary, creating an attractive approach. A side pathway provides access to the rear garden. To the rear is a generous enclosed garden featuring a large lawn, decked seating area, and fencing to the boundaries. There is also a substantial concrete base, offering excellent potential for a shed, garden room, or outhouse, subject to any necessary consents. The property further benefits from a recently fitted roof.

PROPERTY DETAILS

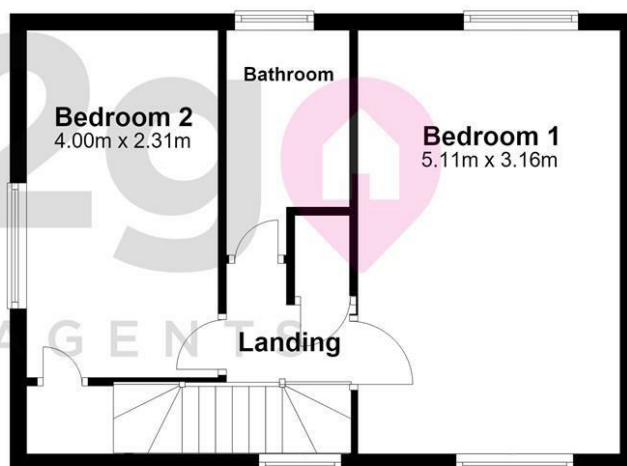
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC 	

