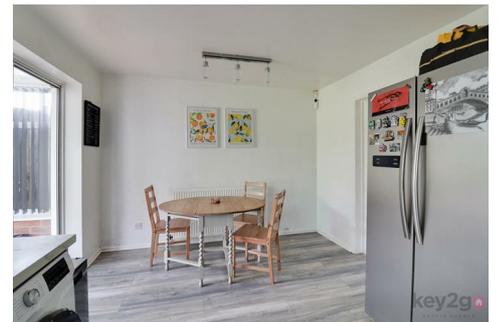


Marketing Preview



30 Malham Gardens, Halfway, Sheffield, S20 4RZ

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £210,000 - £220,000 ** CHAIN FREE!** Well-presented throughout, this three-bedroom semi-detached property is situated in a quiet cul-de-sac location. The home offers off-road parking, a generous private enclosed garden, and a modern, stylish kitchen diner. A conservatory provides additional living space, making this property perfect for first-time buyers, couples, or families alike.

SUMMARY

**** GUIDE PRICE £210,000 - £220,000 ** CHAIN FREE!** Well-presented throughout, this three-bedroom semi-detached property is situated in a quiet cul-de-sac location. The home offers off-road parking, a generous private enclosed garden, and a modern, stylish kitchen diner. A conservatory provides additional living space, making this property perfect for first-time buyers, couples, or families alike.

UPVC door to hallway, welcoming with stairs to the first floor. The lounge is spacious with a bay window, laminate flooring, and neutral décor with a feature back wall, leading to the kitchen. The kitchen/diner is open plan, modern, and stylish with ample wall and base units, contrasting worktops, integrated oven, gas hob, extractor, space for a large fridge freezer and washing machine, space for dining, laminate flooring, window, and sliding doors to the conservatory. The conservatory is spacious and bright with laminate flooring and UPVC double doors leading to the rear garden.

Stairs and landing with carpet, storage cupboard, and window, providing access to all bedrooms and the bathroom. Bedroom one is a double with carpet and fitted wardrobes. Bedroom two is a double with carpet and window. Bedroom three is a single, neutral room with carpet and window. The bathroom is modern and tiled floor to ceiling, featuring a bath with shower, sink with storage unit, CCWC, and obscure window.

The front of the property is well presented with a lawned area, gate, and driveway providing a parking space. The rear garden is private, enclosed, and generous, featuring a patio area, lawned area, and fence surround.

PROPERTY DETAILS

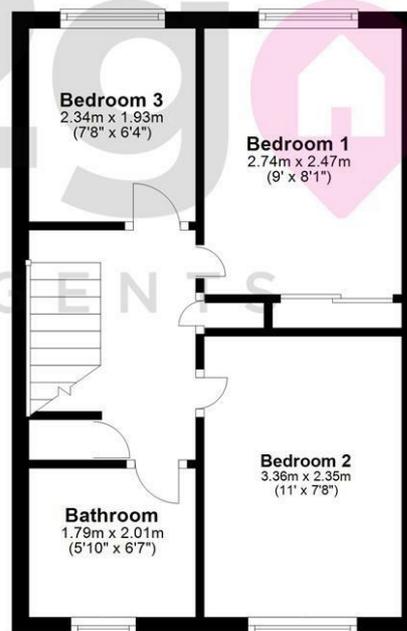
- LEASEHOLD, 93 YEARS REMAINING, £50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

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		86
(69-80) C	71	
(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	

