

## Marketing Preview

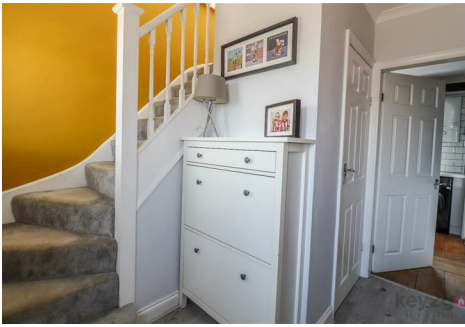


**100 Smalldale Road, Sheffield, S12 4YD**

**£230,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this three double bedroom semi-detached property. Offering a downstairs WC, modern kitchen and being ready to move into with stylish decor throughout. Having off road parking, a generous sized garden with a brick built outhouse. The property also has planning permission for a double storey extension. Close to schools, amenities and public transport links. Road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

### SUMMARY

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### HALLWAY

Enter via a composite door into the welcoming hallway with laminate flooring, a ceiling light and a radiator. Stair rise to the first floor and doors to the kitchen and downstairs WC.

### DOWNSTAIRS WC 5'2" x 3'6"

Comprising of a close coupled WC and floating wash basin. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

### KITCHEN 8'4" x 8'5"

A modern kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated dishwasher, fridge and freezer. Stainless steel circular sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Ceiling light, radiator and window to the rear. Boiler, tiled flooring and door to the lounge/diner.

### LOUNGE/DINER 12'3" x 18'0"

A modern and spacious reception room with herringbone effect flooring, feature panelling and chimney breast with a brick back, tiled hearth and wood beam. Four ceiling lights, two modern radiators and a walk in bay window to the front. Door to the conservatory.

### CONSERVATORY 10'10" x 10'5"

A great extra living space with a ceiling light, radiator and tiled flooring with under floor heating. Double doors to the 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 bathroom.

### BEDROOM ONE 12'1" x 9'10"

A double bedroom with a feature wallpapered wall, carpeted flooring and an original cast iron fireplace. Ceiling light, radiator and window to the rear.

### BEDROOM TWO 10'5" x 8'2"

A second double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and walk in bay window to the front.

### BEDROOM THREE 8'9" x 9'1"

A double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

### BATHROOM 7'2" x 5'9"

Comprising of a bath with an overhead electric shower, pedestal sink and close coupled WC. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

### OUTSIDE

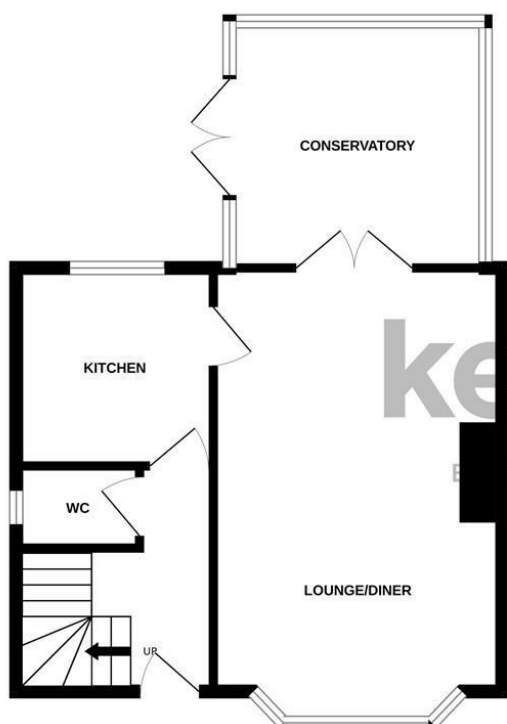
To the front of the property is a double driveway, slate chippings and hedging. Gate to the rear.

To the rear of the property is a patio area, lawn and flowerbed. Brick built outhouse with power and lighting which would be perfect for a home office.

### PROPERTY DETAILS

- LEASEHOLD, 933 YEARS REMAINING, £3.60 6 MONTHLY GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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