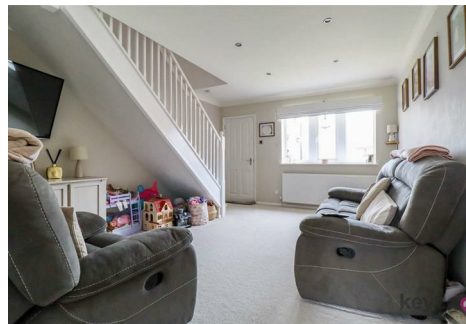


## Marketing Preview



**33 Batesquire, Sothall, Sheffield, S20 2GS**

**£190,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



Perfect for a first-time buyer, this modern throughout two-bedroom semi-detached home is tucked away within a cul-de-sac location. Benefiting from off-road parking and an enclosed rear garden, the property is ideally positioned within easy reach of the tram stop, Crystal Peaks, and Drakehouse Retail Park.

## SUMMARY

Perfect for a first-time buyer, this modern throughout two-bedroom semi-detached home is tucked away within a cul-de-sac location. Benefiting from off-road parking and an enclosed rear garden, the property is ideally positioned within easy reach of the tram stop, Crystal Peaks, and Drakehouse Retail Park.

A useful porch provides access to a storage cupboard and the lounge. The lounge has a window to the front, stairs rising to the first floor, and a door leading to the modern kitchen/diner. The kitchen/diner benefits from patio doors opening onto the rear garden.

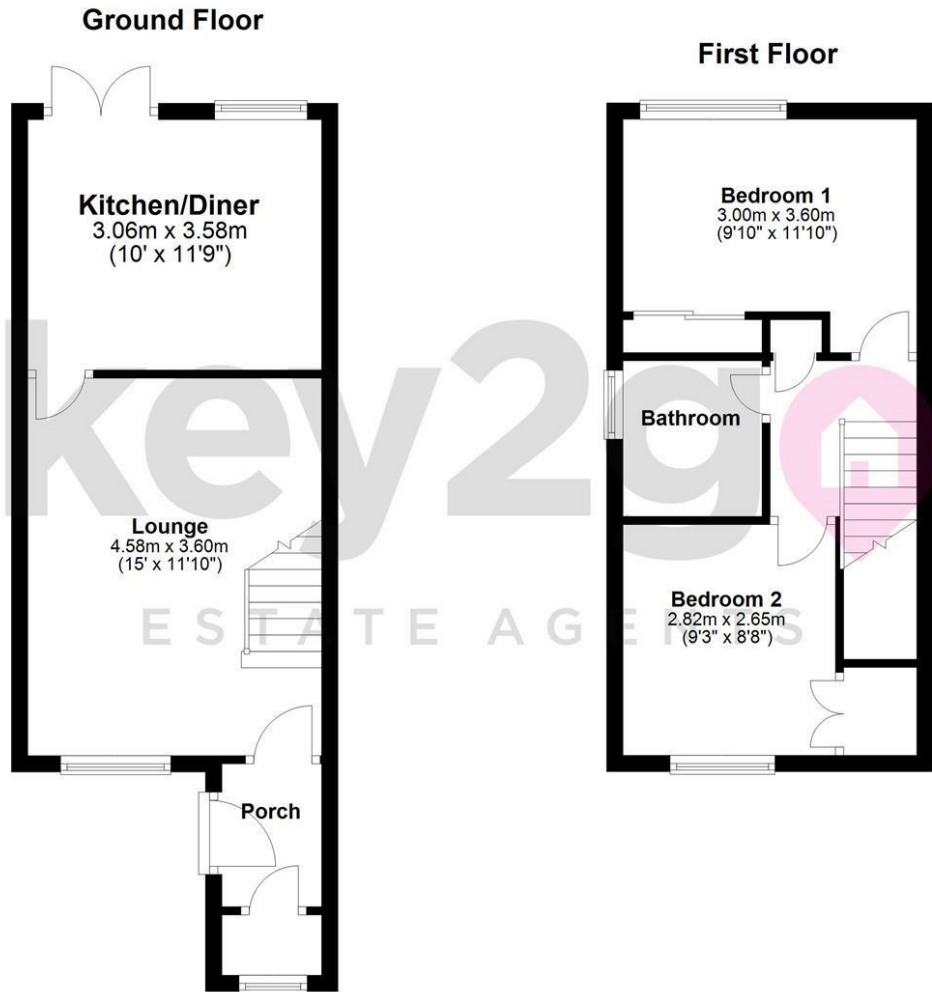
Stairs rise to the first-floor landing, where there is a cupboard housing the hot water tank. Bedroom one is a good-sized double room to the rear with a built-in wardrobe. Bedroom two is a small double bedroom benefiting from an over-stairs storage cupboard. The property is completed by a modern family bathroom.

To the front of the property is a lawn area and driveway to the side. To the rear is an enclosed garden with a patio area, lawn, fencing, and a shed.

## PROPERTY DETAILS

- LEASEHOLD, 92 YEARS REMAINING, £50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(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	

