

Marketing Preview



65 Hollybank Crescent, Sheffield, S12 2BP

£220,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £220,000 - £230,000 **** A fantastic opportunity to purchase this three-bedroom semi-detached property, situated in a popular residential area. Benefiting from an open-plan lounge/diner, off-road parking, garage, and an enclosed rear garden complete with a summer house and ample storage space. Conveniently located close to local amenities and excellent road links to Sheffield and the M1 Motorway, this property is ideal for first-time buyers and families alike.

SUMMARY

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Enter into the hallway, which has stairs rising to the first floor and doors leading to the under-stairs storage cupboard, lounge/diner, and kitchen. The lounge/diner is a generously sized reception room featuring a fireplace, a bay window to the front, and a further window overlooking the rear. The kitchen is fitted with a range of wall and base units, an oven, hob and extractor fan, and provides under-counter space for a washing machine and fridge/freezer. A door from the kitchen leads to the side of the property.

Stairs rise to the first-floor landing with doors leading to the three bedrooms and bathroom. Bedroom one is a double bedroom with fitted wardrobes and a bay window overlooking the front. Bedroom two is a double bedroom with fitted wardrobes and a window to the rear. Bedroom three is a single bedroom with a window to the front. The bathroom is fitted with a bath with an electric shower over, wash basin, and W/C.

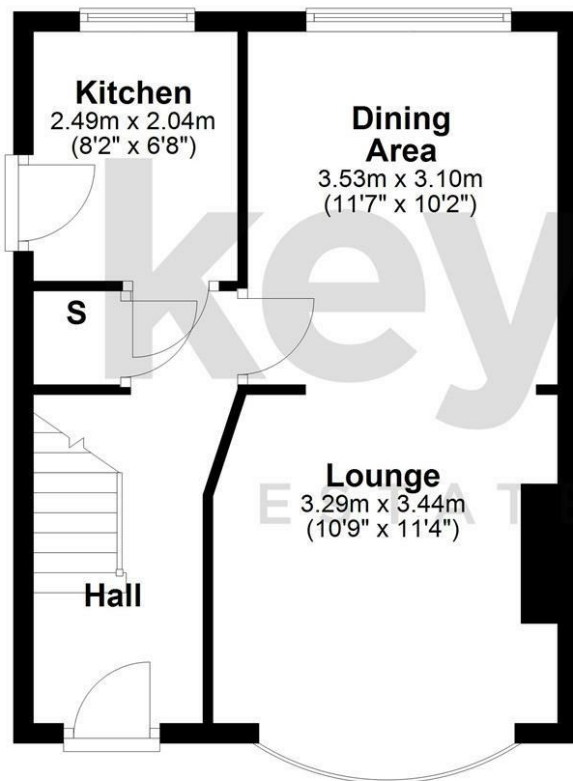
To the front of the property is off-road parking and a driveway to the side leading to the garage. A gate provides access to the generous enclosed rear garden, which features a patio area, lawn, summer house, ample storage space, and fencing to the boundaries.

PROPERTY DETAILS

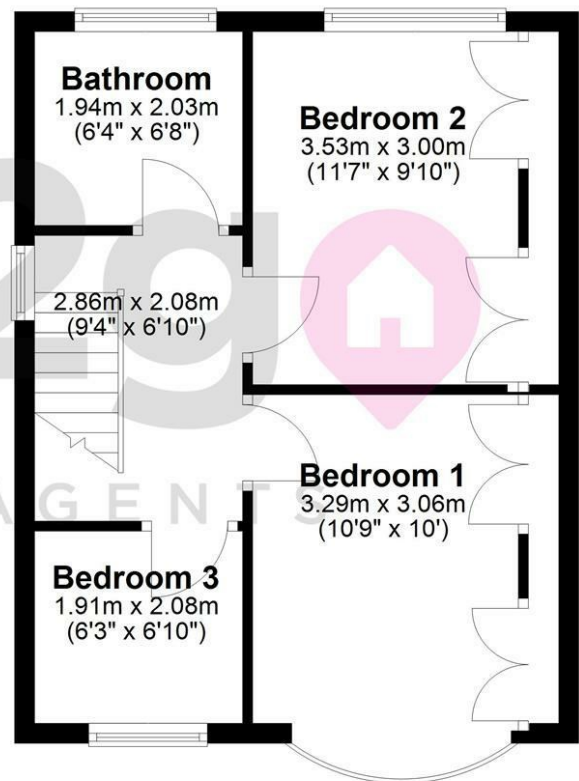
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



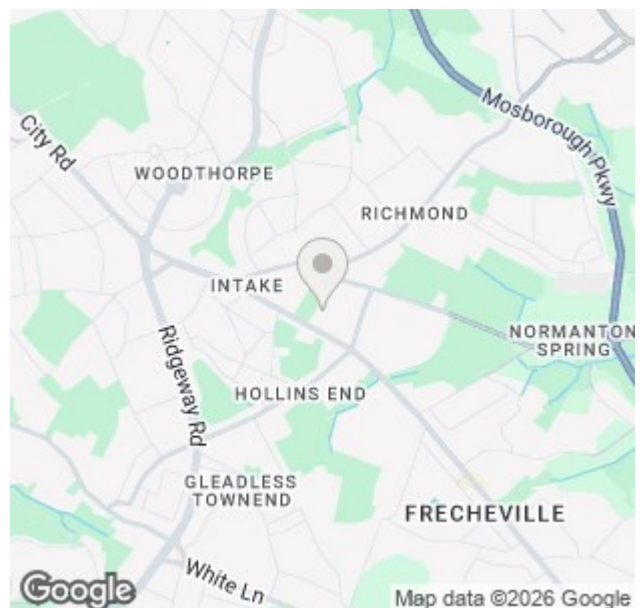
First Floor



Total area: approx. 75.4 sq. metres (811.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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