

## Marketing Preview



**4 Arms Park Drive, Halfway, Sheffield, S20 4HR**

**£250,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





\*\*\* GUIDE PRICE £250,000-£260,000 \*\*\* CHAIN FREE! A unique opportunity to purchase this well presented, modern and ready to move into three bedroom detached property which is situated on a quiet cul-de-sac. Offering a generous sized south-west facing rear garden, off road parking and a garage. Double glazed windows throughout, composite front door, hardened glass French doors which have guarantee until 2031. Close to amenities, schools and road links to Sheffield City Centre, M1 Motorway and Chesterfield. Perfect for first time buyers, professional couples or families alike!

## SUMMARY

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## HALLWAY

Enter via composite door into the newly carpeted hallway with a ceiling light, radiator and stair rise to the first floor. Door to the lounge.

## LOUNGE 13'5" x 12'0"

A bright reception room with a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the front. Double doors to the kitchen/diner.

## KITCHEN/DINER 16'7" x 11'5"

A spacious reception room with high gloss wall and base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer and a mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Spot lighting, radiator and window to the rear. Storage cupboard, laminate flooring and side uPVC door. Patio doors to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light window and access to the loft. Doors to the three bedrooms and bathroom.

## BEDROOM ONE 9'6" x 11'7"

A double bedroom with carpeted flooring, fitted wardrobes and a door to the WC. Spot lighting, radiator and window to the rear.

## BEDROOM TWO 9'6" x 12'9"

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

## BEDROOM THREE 6'7" x 9'6"

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

## BATHROOM 7'6"x 5'4"

Comprising of a bath with an overhead shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

## OUTSIDE

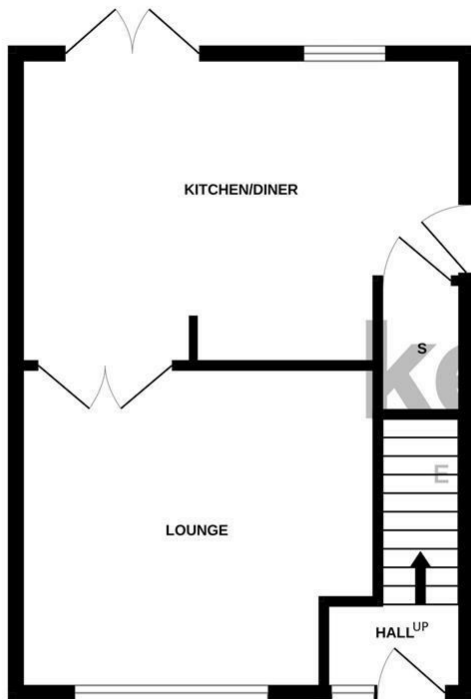
To the front of the property is a pebbled driveway and hardstanding driveway to the side. Garage and a side gate to the rear.

To the rear of the property is a south-west facing garden with a patio and lawn area. Wall and fencing to the boundary.

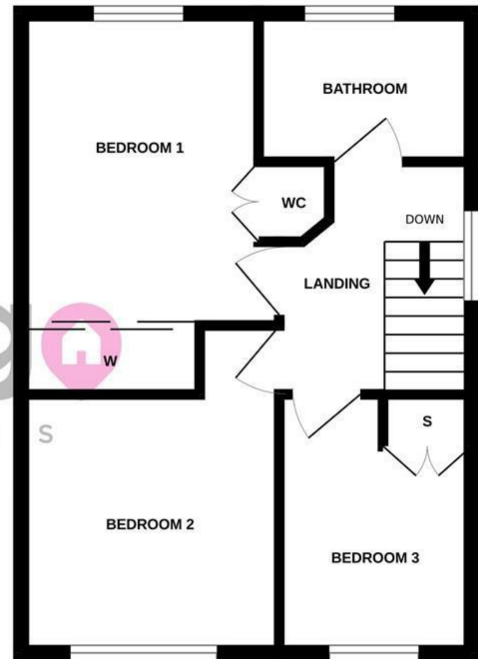
## PROPERTY DETAILS

- LEASEHOLD, £30 VARIABLE, 141 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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