



## Marketing Preview



**12 Oxclose Park View, Halfway, Sheffield, S20 8GQ**

**£210,000**

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



A well-presented three-bedroom end town house situated on a quiet cul-de-sac backing onto woodland. The property offers two allocated parking spaces, a downstairs WC and is well presented throughout. Perfect for first-time buyers, couples or families!

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A welcoming hallway provides access to the stairs and living room, decorated in neutral tones. The spacious lounge features a panelled feature wall, laminate flooring, and a front-facing window. The kitchen/diner offers ample wall and base units with contrasting worktops, an integrated oven, gas hob, extractor fan, and double sink. There is space for a tall fridge freezer, washing machine, and dishwasher, along with tiled splash backs, tiled flooring, and room for a dining table. A window overlooks the rear, and a lobby area provides access to the garden and downstairs WC. The WC is neutrally decorated with a close-coupled WC, sink, and tiled flooring.

Stairs rise to the landing, which is carpeted and finished in neutral décor, with an airing cupboard and access to the bedrooms and bathroom. Bedroom one is a double room with a painted feature wall, built-in fitted wardrobes, carpet, and a window. Bedroom two is also a double with neutral décor, fitted wardrobe, carpet, and a window. Bedroom three is a single room with painted walls, carpet, and a window. The bathroom is neutrally tiled and fitted with a bath and shower over with a glass screen, sink, close-coupled WC, and an obscure window.

To the front of the property is a private, low-maintenance garden with a lawn and driveway providing off-road parking for two cars. The rear garden is private, generous, and well presented with a stone patio area, artificial grass, fence surround, and backing onto woodland.

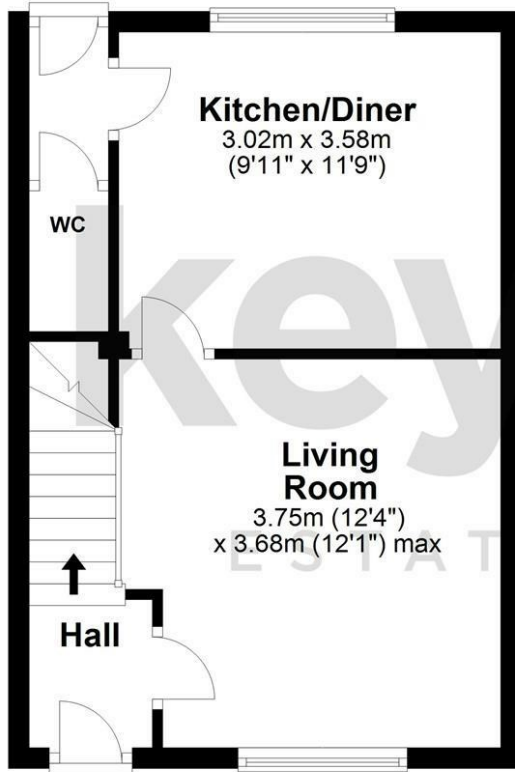
## PROPERTY DETAILS

- LEASEHOLD, 104 YEARS REMAINING, £256.57PA 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

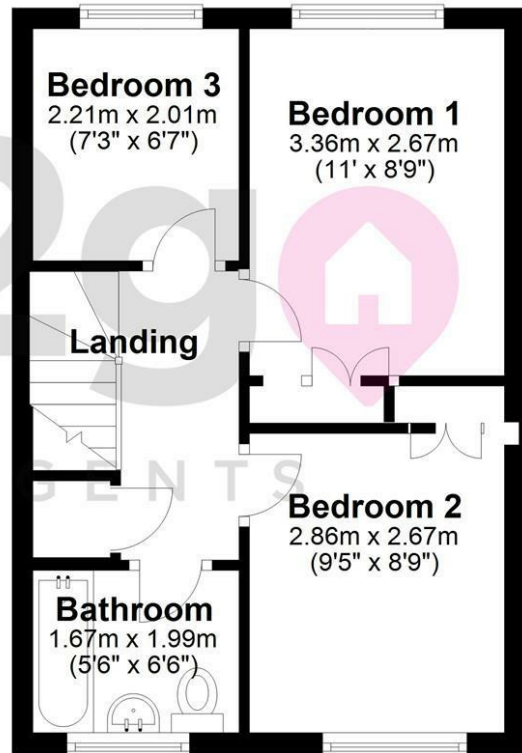
## Ground Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 sq. feet)

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>	75	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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