



ESTATE AGENTS

Marketing Preview



19 Oxclose Park Gardens, Halfway, Sheffield, S20 8GR
£450,000

Bedrooms 4, Bathrooms 3, Reception Rooms 2



** GUIDE PRICE £450,000 - £470,000 ** Not to be missed – viewing is essential to fully appreciate this extensive detached family home. Offering a large living kitchen, formal dining room and separate office, along with a welcoming and spacious hallway and gallery landing. The impressive master suite benefits from a dressing room and en-suite, with a second bedroom also enjoying its own en-suite.

There is ample off road parking and a double garage, along with a good sized, well maintained rear garden. Situated on a quiet road within a choice of local school catchments and close to Morrisons and the tram network. A perfect family home.

SUMMARY

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A spacious and welcoming hallway creates a grand entrance to the property and provides access to the downstairs WC. To the front are a formal dining room and a separate office space.

To the rear is a large lounge area, along with an extensive family kitchen/diner. Double doors from both the lounge and the kitchen open onto the patio area. The kitchen is fitted with ample wall and base units, a rear facing window and access to an off-shot utility room.

Stairs rise to a spacious gallery landing. The large master bedroom overlooks the front of the property and benefits from a stylish walk-in wardrobe/dressing room with access to a private en-suite.

The second double bedroom also features an en-suite shower room. There are two further double bedrooms and a family bathroom.

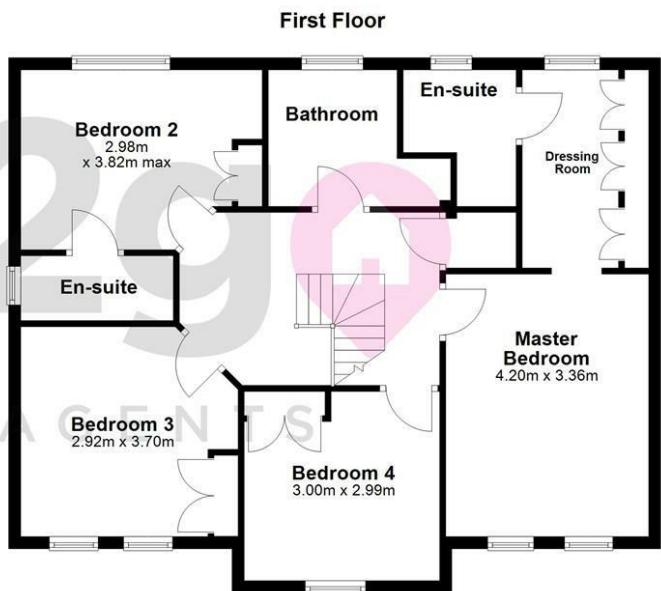
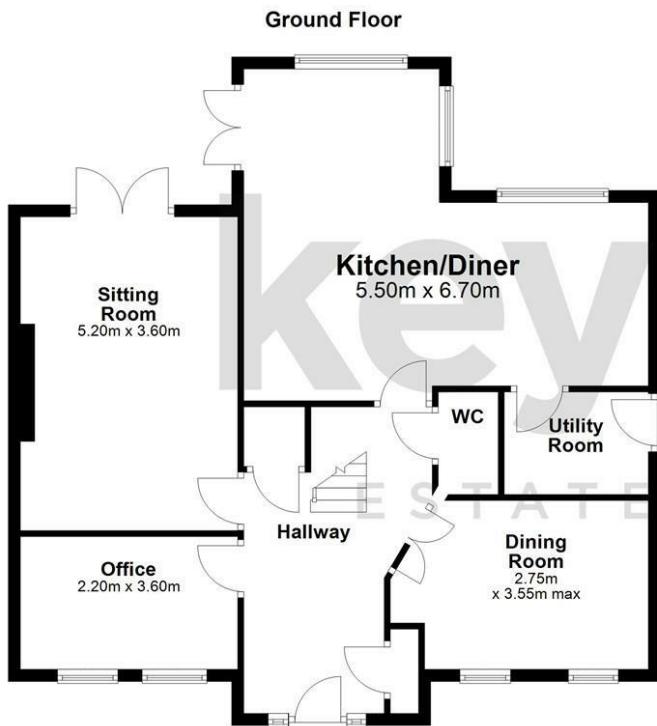
A driveway provides ample off road parking and access to a large detached double garage with power, lighting and loft space. A side path leads to the rear garden.

The rear is a good sized enclosed garden with a patio area off the kitchen and lounge, a lawn and established shrubbery creating privacy.

PROPERTY DETAILS

- LEASEHOLD, 103 YEARS REMAINING, £180PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND E - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



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

