

## Marketing Preview



**17 Elder Court, Killamarsh, Sheffield, S21 1HQ**

**£190,000**

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



A fantastic opportunity to purchase this unique two-bedroom semi-detached bungalow, situated in a quiet cul-de-sac within a popular residential area. Ready to move straight into, the property benefits from a neutral kitchen and bathroom, a conservatory with a solid roof, off-road parking, and a low-maintenance enclosed rear garden. Ideally located close to excellent local amenities, this home is perfect for a range of buyers!

## SUMMARY

A fantastic opportunity to purchase this unique two-bedroom semi-detached bungalow, situated in a quiet cul-de-sac within a popular residential area. Ready to move straight into, the property benefits from a neutral kitchen and bathroom, a conservatory with a solid roof, off-road parking, and a low-maintenance enclosed rear garden. Ideally located close to excellent local amenities, this home is perfect for a range of buyers!

Enter into the kitchen, fitted with ample wall and base units and benefiting from a side-facing window. A door leads through to the lounge/diner, which features newly carpeted flooring and doors leading to the double bedroom at the front of the property, the generous single bedroom to the rear, the shower room, and the recently built conservatory with a solid roof.

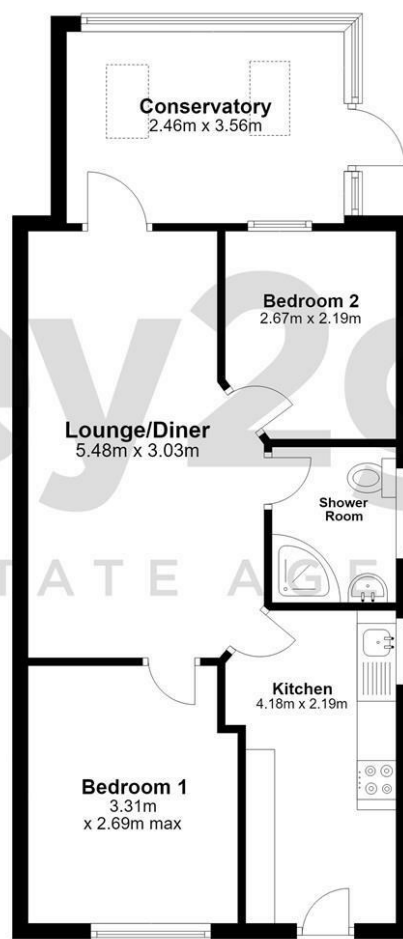
To the front of the property is a brick-paved driveway providing off-road parking, alongside a lawn and a gate giving access to the rear garden. The enclosed rear garden is arranged over tiers and features an artificial lawn, patio seating area, and a large garden shed, all enclosed by fencing.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

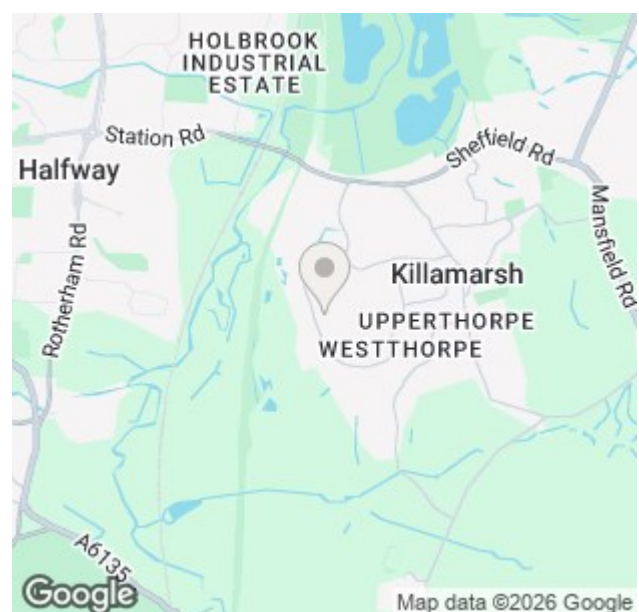
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | 91        |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 72                                                                                                          |           |
| (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  |           |



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: [sales@key2go.co.uk](mailto:sales@key2go.co.uk) <https://www.key2go.co.uk>