

## Marketing Preview



**16 Richmond Hall Road, Sheffield, S13 8FQ**

**£155,000**

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



CHAIN FREE! A fantastic opportunity to purchase this ready to move into, two generous sized double bedroom semi-detached property. Offering a shared driveway and a garage. Close to amenities and main public transport links. Road links to the Parkway, Sheffield City Centre and the M1 Motorway. Perfect for first time buyers or small families!

## SUMMARY

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## HALLWAY

Enter via a uPVC door into the spacious hallway with vinyl flooring, a ceiling light and a radiator. Storage cupboard, meter cupboard and doors to the lounge, kitchen and downstairs WC.

## LOUNGE 10'5" x 16'11"

A bright and spacious reception room with a feature wallpapered wall and carpeted flooring. Two ceiling lights, two radiators and dual aspect windows.

## KITCHEN/DINER 9'11" x 10'4"

Fitted with base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer. Oven and a hob. Ceiling light, radiator and window to the rear. Vinyl flooring and a storage cupboard. Door to the side lobby which has a storage cupboard and a uPVC side door.

## DOWNSTAIRS WC

Comprising of a close coupled WC, vinyl flooring and a ceiling light.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with two windows, ceiling light and access to the loft. Storage cupboard and doors to the two bedrooms and bathroom.

## BEDROOM ONE 10'5" x 16'11"

A large double bedroom with white walls and carpeted flooring. Ceiling light, radiator and dual aspect windows.

## BEDROOM TWO 13'5" x 7'7"

A generous sized double bedroom with white walls, carpeted flooring and an over stairs storage cupboard housing the boiler.

## BATHROOM 4'10" x 8'11"

Comprising of a bath with a mixer shower tap and a pedestal sink. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

## OUTSIDE

To the front of the property is a lawn area and hedging.

To the side of the property is a shared driveway, external brick built storage and access to the garage.

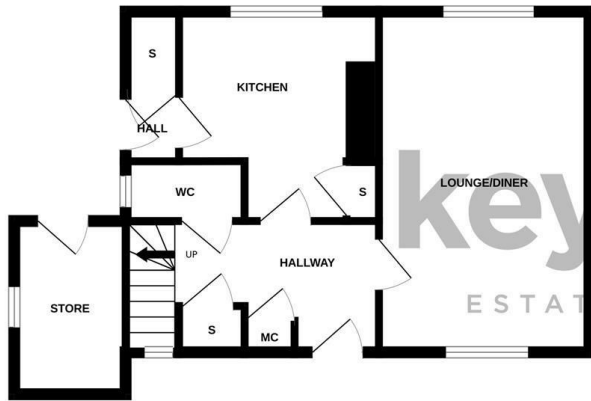
The rear of the property boasts masses of potential and is enclosed with a lawn area and hedging to the boundaries.

## PROPERTY DETAILS

- FREEHOLD

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- ALARM SYSTEM THROUGHOUT
- EPC - C RATING
- CURRENTLY HOLDS AN ELECTRICAL CERTIFICATE

GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>71</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

