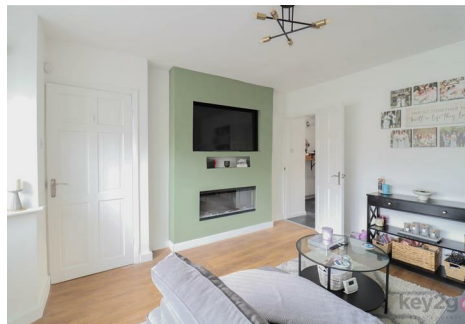


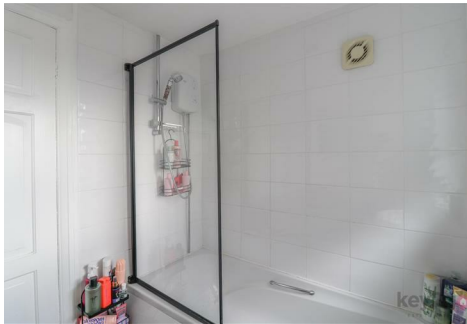
Marketing Preview



17 Hopefield Avenue, Sheffield, S12 4XA

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms null



A fantastic opportunity to purchase this two double bedroom semi-detached property which is situated in a popular area. Being well presented throughout and offering a stylish kitchen/diner and a conservatory Also having off road parking for two cars and a private rear garden. Close to local amenities and public transport links. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this two double bedroom semi-detached property which is situated in a popular area. Being well presented throughout and offering a stylish kitchen/diner and a conservatory Also having off road parking for two cars and a private rear garden. Close to local amenities and public transport links. Perfect for first time buyers or families alike!

A welcoming entrance leads into the spacious and stylish lounge, featuring a media wall and bay window. A door opens to the modern kitchen/diner, fitted with ample wall and base units, contrasting worktops, and space for appliances. From here, a door leads to the conservatory with a solid roof and double doors opening to the rear.

A carpeted landing leads to two double bedrooms and a stylish bathroom fitted with a bath, WC, and sink.

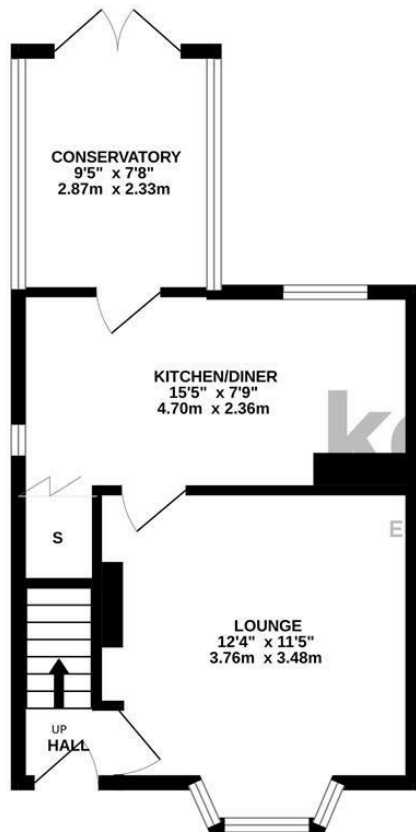
The front of the property is well presented with shrubbery, a lawned area, and off-road parking for two cars. To the rear is a private, enclosed garden, also well presented, featuring a lawn, pebbled area, seating area, and fence surround.

PROPERTY DETAILS

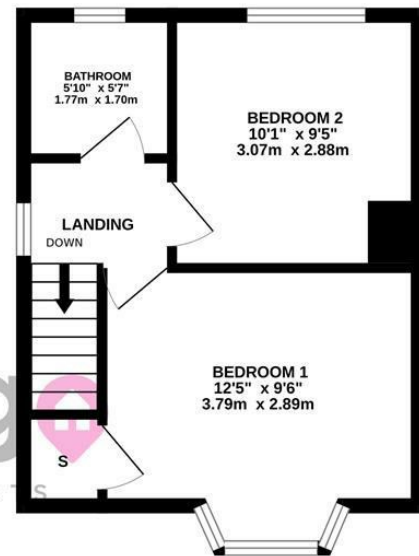
- LEASEHOLD, 936 YEARS REMAINING, £7PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		
(69-80) C		84
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>