



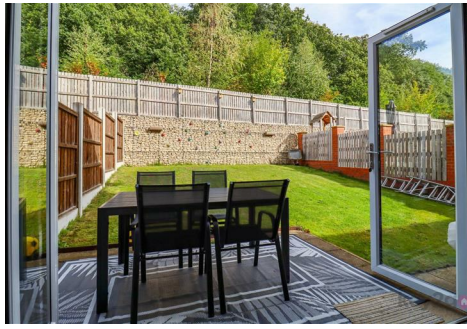
## Marketing Preview



**33 Hastings Grange, Sheffield, S7 2HJ**

**£330,000**

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



A unique opportunity to purchase this two-bedroom semi-detached property, situated on a cul-de-sac within a new development built in 2017, just off Abbeydale Road. Stunning and deceptively spacious throughout, the property offers a spacious downstairs WC, a modern bathroom, and an open-plan kitchen/living room. Additional benefits include ample built-in storage, a private low-maintenance garden, off-road parking for two cars, and solar panels. To the rear, the property backs onto peaceful woodland walks.

## SUMMARY

A unique opportunity to purchase this two-bedroom semi-detached property, situated on a cul-de-sac within a new development built in 2017, just off Abbeydale Road. Stunning and deceptively spacious throughout, the property offers a spacious downstairs WC, a modern bathroom, and an open-plan kitchen/living room. Additional benefits include ample built-in storage, a private low-maintenance garden, off-road parking for two cars, and solar panels. To the rear, the property backs onto peaceful woodland walks.

A welcoming hallway with the stair rise to the first floor and doors to a spacious downstairs WC and the open-plan kitchen/living room. The kitchen is fitted with modern wall and base units, contrasting worktops, an integrated oven, hob, extractor fan, and microwave. A large storage cupboard houses the washing machine, while tiled flooring and bi-folding doors to the rear complete the space.

The first floor comprises a double master bedroom to the rear and a second double bedroom to the front, both with built-in wardrobes, along with a modern family bathroom.

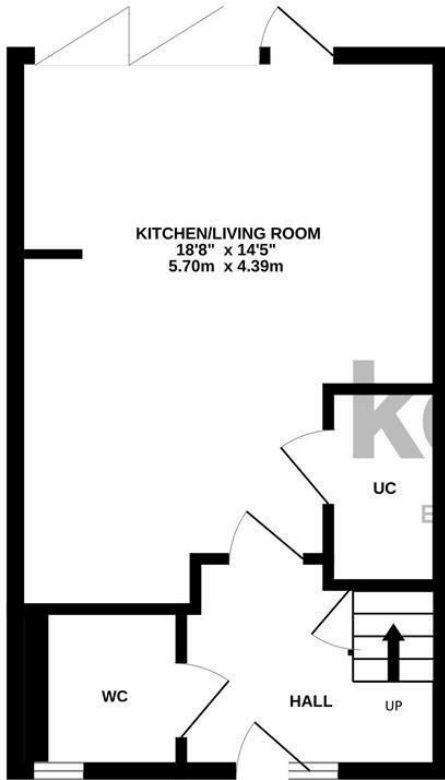
The front of the property features a slated and paved forecourt with a driveway providing off-road parking for two to three cars. To the rear is a garden with a patio, lawn, shed, and fencing.

## PROPERTY DETAILS

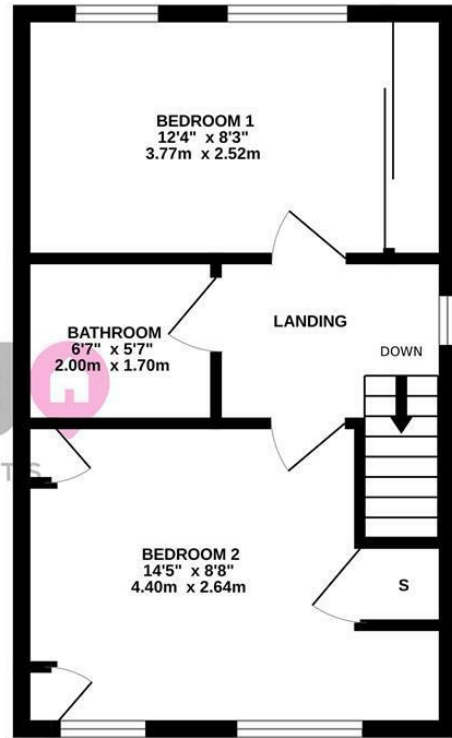
- LEASEHOLD, SERVICE CHARGE VARIED EACH YEAR BETWEEN £300 - £350, GROUND RENT IS £250PA WHICH IS PAID £125 PER 6 MONTHLY, 491 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE 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) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>89</b>
(69-80) <b>C</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 2002/91/EC	

