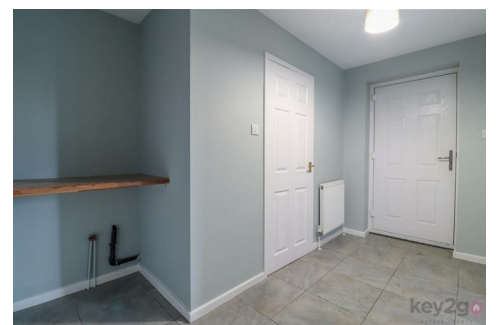


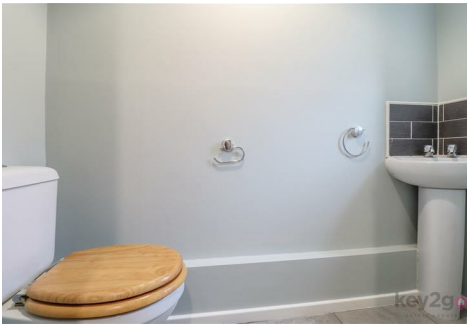
## Marketing Preview



**14 Oakworth Close, Halfway, Sheffield, S20 4SA**

**£265,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**



CHAIN FREE! A unique opportunity to purchase this extended semi-detached property offering four generous sized bedrooms. The property benefits from a modern kitchen and bathroom, along with a utility room and downstairs WC. Outside there is a garage, off road parking and a low maintenance rear garden. Tucked away in a cul-de-sac location and ready to move straight into.

## SUMMARY

CHAIN FREE! A unique opportunity to purchase this extended semi-detached property offering four generous sized bedrooms. The property benefits from a modern kitchen and bathroom, along with a utility room and downstairs WC. Outside there is a garage, off road parking and a low maintenance rear garden. Tucked away in a cul-de-sac location and ready to move straight into.

Useful porch area with a door leading to a bright lounge featuring a feature fireplace, with stairs rising to the first floor. A door leads to the kitchen diner with ample wall and base units and a window to the rear. There is also a door to the utility room with a built-in WC, a composite door to the rear and an integral door to the garage.

Stairs rise to a spacious gallery landing, leading to two generous double bedrooms and two generous single bedrooms, along with a stylish bathroom.

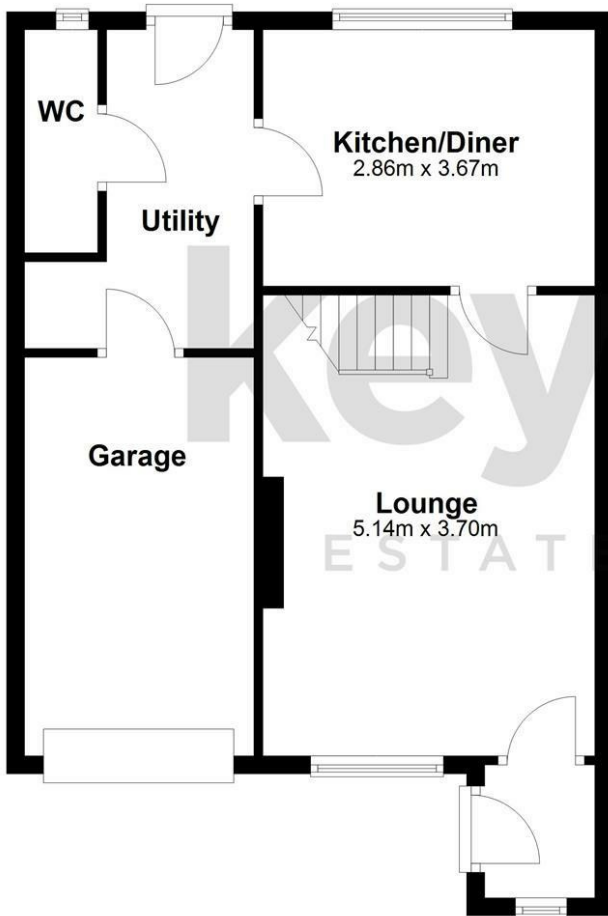
Patterned concrete driveway providing access to the garage at the rear. The garden is enclosed with fencing and features astro turf, decking, and pebbled areas.

## PROPERTY DETAILS

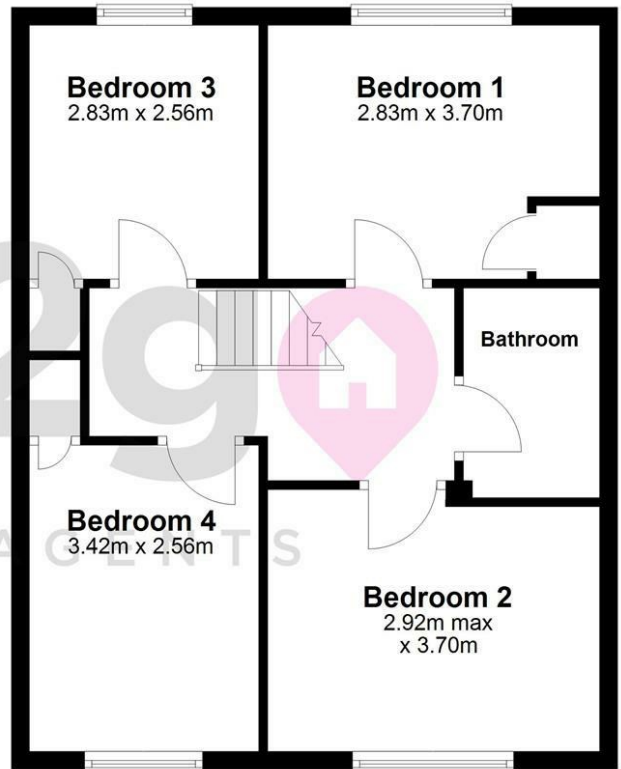
- LEASEHOLD, 150 YEARS REMAINING, £35PER 6 MONTHLY GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

