



## Marketing Preview



**12 Randall Place, Sheffield, S2 4SF**

**£250,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



A fantastic opportunity to purchase this immaculately presented, three bedroom semi-detached property, situated in a popular area just off London Road. Offering open plan living to the ground floor with a generous lounge, kitchen and extended dining room. Also benefiting from a downstairs WC and an enclosed rear garden. Close to amenities and road links into the City Centre.

## SUMMARY

A fantastic opportunity to purchase this immaculately presented, three bedroom semi-detached property, situated in a popular area just off London Road. Offering open plan living to the ground floor with a generous lounge, kitchen and extended dining room. Also benefiting from a downstairs WC and an enclosed rear garden. Close to amenities and road links into the City Centre.

Enter into the hallway with stairs rising to the first floor, built-in under stairs storage and doors to the kitchen and lounge and the downstairs WC which comprises a WC and wash basin. The kitchen is fitted with ample wall and base units, an oven, hob and extractor fan, and a breakfast bar. It opens into the extended dining room, which is generously sized and bright, with double doors to the rear, three windows and two Velux-style windows. The dining area is open to the lounge, which is also generously sized and features a neutral slate wall.

Stairs rise to the first floor spacious landing with a storage cupboard and doors to the three bedrooms and bathroom. Bedroom one is a generous sized double bedroom with fitted wardrobes with sliding mirrored doors. Bedroom two is also a generous sized double bedroom with a window to the rear. Bedroom three is a single bedroom with a window overlooking the rear. The bathroom comprises a wash basin, WC and bath.

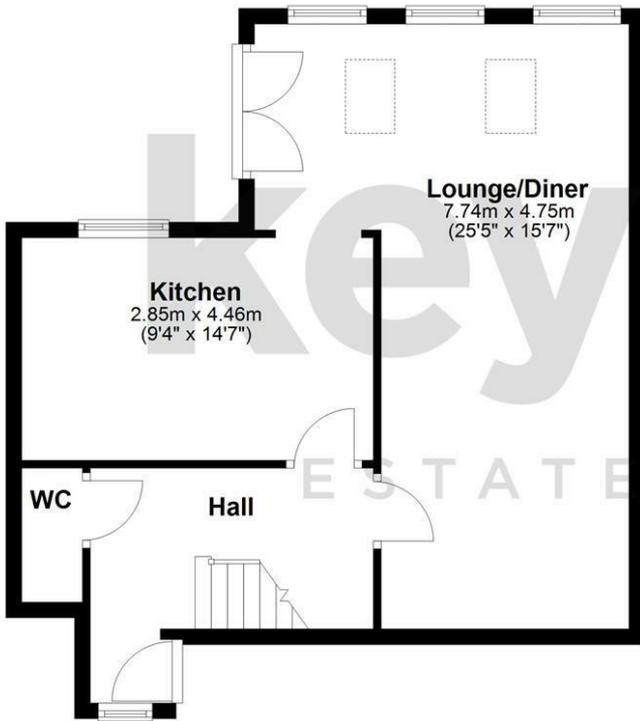
To the side of the property, there is a private driveway providing off-road parking, along with gates giving access to the rear garden. The rear garden is enclosed and mainly laid to lawn, enjoying plenty of sunlight throughout the day.

## PROPERTY DETAILS

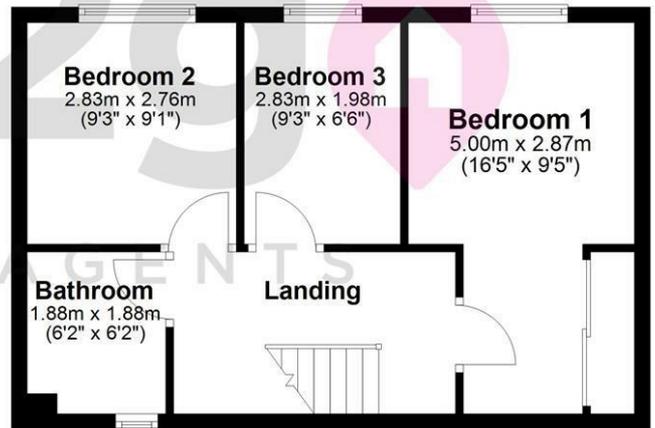
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- SOUND AND COLD INSULATION

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

