

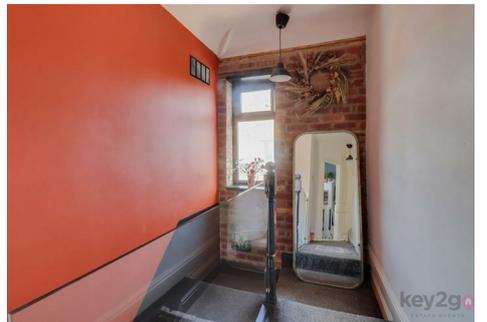
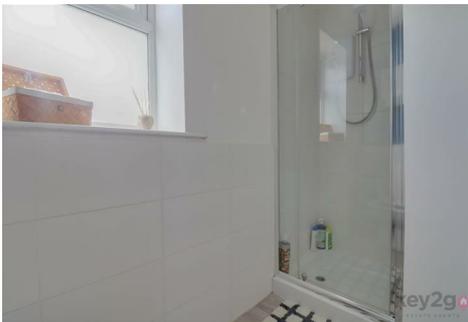
## Marketing Preview



**2 Oak Villas High Street, Mosborough, Sheffield, S20 5AJ**

**£235,000**

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



**\*\* GUIDE PRICE £235,000 - £240,000 \*\*** A fantastic opportunity to purchase this three bedroom semi-detached property, situated on a generous plot in the popular Mosborough Village. The property offers a modern kitchen/diner, utility room and open plan kitchen/lounge. Further benefits include off road parking for two cars, a garage and an extensive garden to the front and side. Ideally located close to local amenities and with excellent road links to the M1 Motorway and the City Centre.

## SUMMARY

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Enter into the bright and spacious kitchen/diner, which offers space for an American style fridge/freezer, dishwasher a built-in oven, hob and extractor fan, along with space for a dining table. The kitchen is open to the generously sized lounge, which is bright and features a bay window to the front, a feature fireplace and a door leading to the hallway. From the hallway, there is access to the utility room with space for a washing machine and tumble dryer, a door to the rear garden and stairs rising to the first floor.

Stairs rise to the first floor landing with doors to the three bedrooms and the shower room. Bedroom one is a good sized double bedroom. Bedroom two is also a double bedroom with a window overlooking the front. Bedroom three is a single bedroom, currently used as an office space. The shower room comprises a shower cubicle, pedestal wash basin and WC.

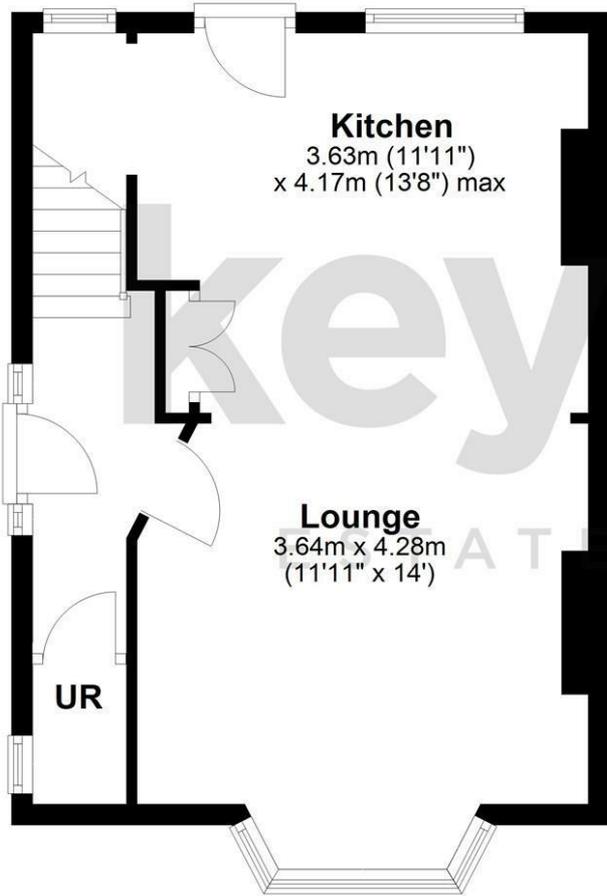
To the front and side of the property is a large enclosed garden, mainly laid to lawn with a pebbled area, a patio area with artificial lawn and flower beds. A gate to the rear leads to two driveways providing off road parking, along with a garage and an attached shed for additional storage.

## PROPERTY DETAILS

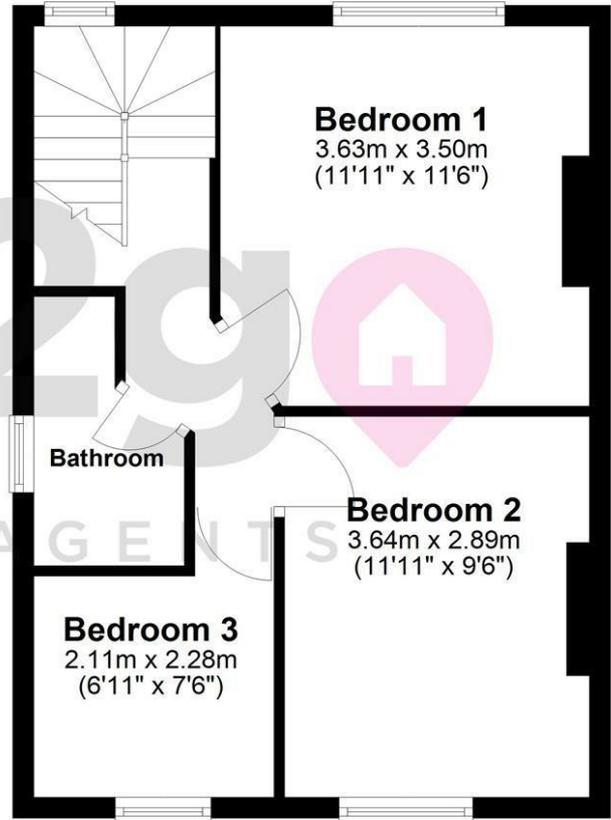
- FREEHOLD
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

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 	

