

## Marketing Preview

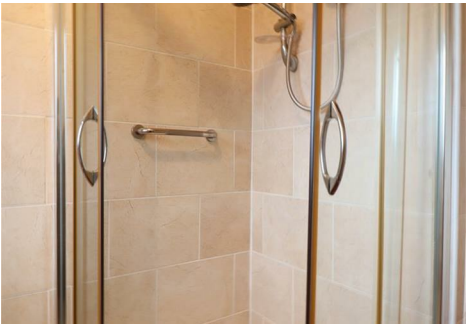


**43 Roydfield Drive, Sheffield, S20 7ND**

**£170,000**

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





**\*\* GUIDE PRICE £170,000 - £180,000 \*\* NO CHAIN!** Situated in a quiet cul-de-sac, this freehold property offers two generously sized bedrooms, off-road parking and a garage. Features include low-maintenance front and rear gardens. An ideal purchase for first-time buyers or those looking to downsize!

## SUMMARY

**\*\* GUIDE PRICE £170,000 - £180,000 \*\* NO CHAIN!** Situated in a quiet cul-de-sac, this freehold property offers two generously sized bedrooms, off-road parking and a garage. Features include low-maintenance front and rear gardens. An ideal purchase for first-time buyers or those looking to downsize!

UPVC door leads into the hallway with stairs rising to the first floor. Door through to the lounge which overlooks the front, with a storage cupboard. Further door to the kitchen/diner, fitted with wall and base units and featuring sliding patio doors opening onto the rear garden.

Stairs rise to the first floor, leading to a double bedroom at the front with a good-sized over-stairs storage cupboard and some fitted furniture. A second generously sized bedroom is located to the rear. The shower room includes a storage cupboard housing the boiler.

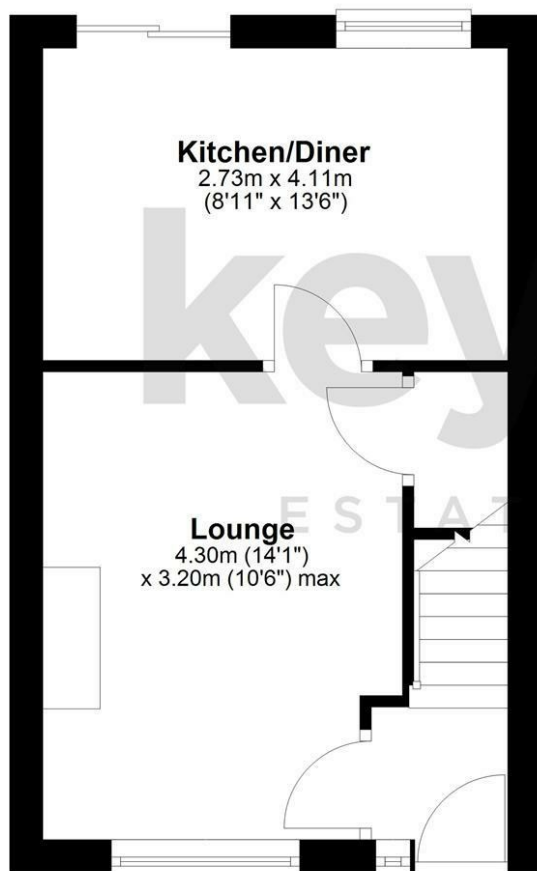
The front of the property features a pebbled garden area and a driveway to the side leading to a detached garage. The rear offers a low-maintenance garden with a patio, AstroTurf lawn and flower beds, all enclosed by fencing, with a shared pathway providing access to the neighbouring property.

## PROPERTY DETAILS

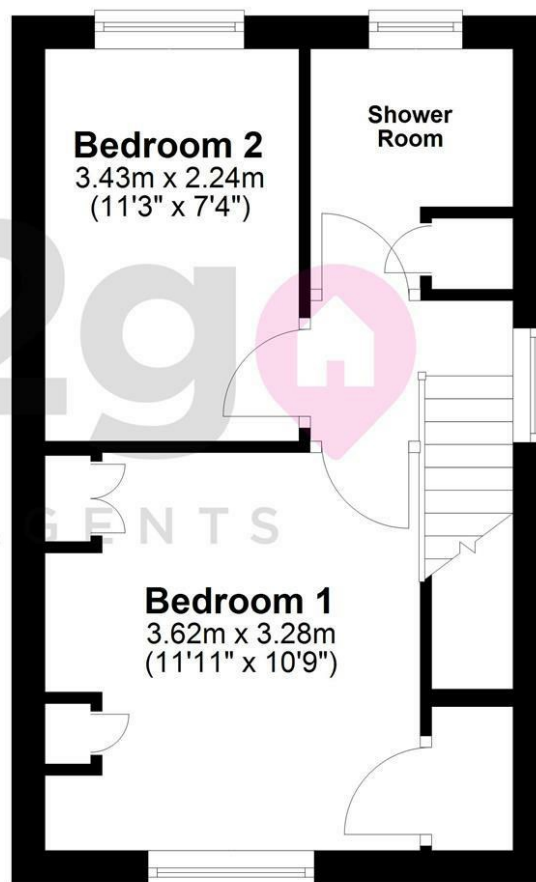
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN


## Ground Floor

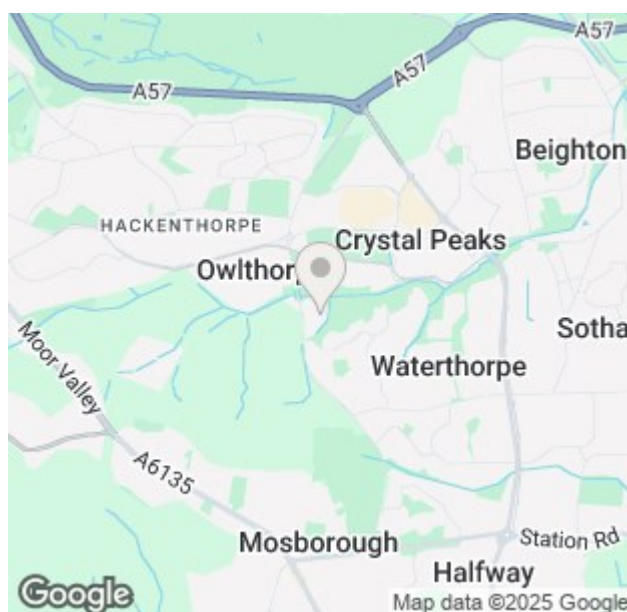


## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	74
(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 	



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

Tel: 0114 2478819 Email: [sales@key2go.co.uk](mailto:sales@key2go.co.uk) <https://www.key2go.co.uk>