

## Marketing Preview



**142 Hartley Brook Avenue, Sheffield, S5 0HP**

**£140,000**

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





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## SUMMARY

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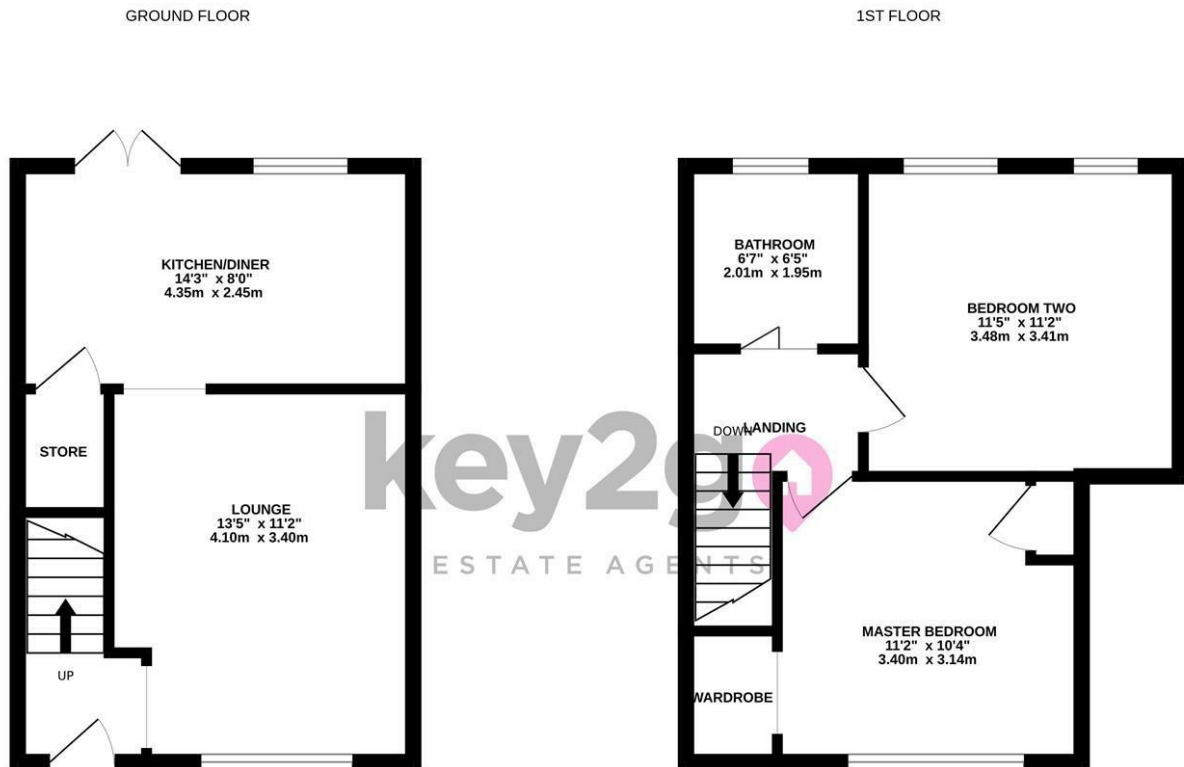
The first floor comprises a hallway, lounge, and a kitchen/diner fitted with a wine fridge, oven, hob, and extractor fan. Having a one and a half sink with drainer and mixer tap and space for a full-height fridge/freezer, under-counter space for a washing machine.

The first floor offers two bedrooms with neutral decor and a modern bathroom, which includes a bath, floating wash basin, WC, fully tiled walls, and tiled flooring.

To the front, the property offers off-road parking for one car. To the rear, there is a generous-sized, enclosed garden with a decked area, steps descending to a lawn and patio, and fencing to the boundaries.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- COMBI BOILER - NEW IN OCTOBER 2024
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL



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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