

Marketing Preview



82 Hopedale Road, Sheffield, S12 4XQ

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 0



CHAIN FREE! A fantastic opportunity to purchase this extended three bedroom semi-detached property which is situated in a popular area. Being spacious and well presented throughout and offering a utility room and open plan kitchen/diner. Also having off road parking for two cars, a detached garage and a private front and rear garden. Close to schools, amenities and great road links to the City Centre. Perfect for first time buyers or families alike!

SUMMARY

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A spacious and welcoming hallway with a door to the lounge, which has a bay window to the front. Door to the large open-plan kitchen/diner, which is a perfect space for socialising and has space for a dining table and double doors to the rear. Access to the extension, which has the utility room with space for appliances and could also be used as a snug, playroom, etc.

The first floor comprises a spacious landing with access to three double bedrooms, all with modern décor and neutral carpets. There is also a large and stylish bathroom with a jacuzzi bath, two sink units, and a WC.

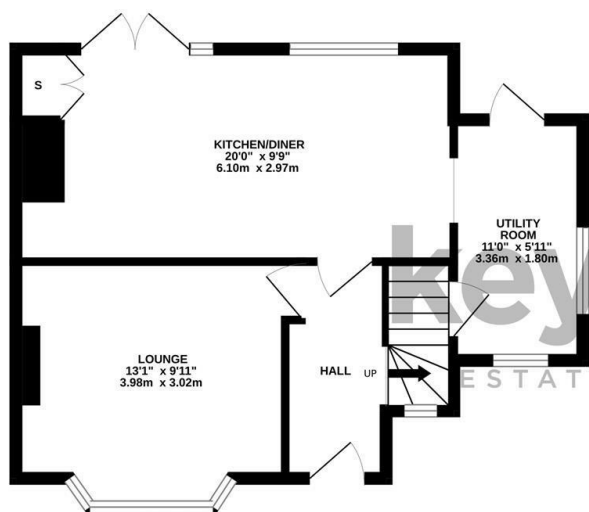
A large plot with a generous sized and landscaped front with a fence surround. Off road parking for two cars on a paved driveway and access to the detached garage. The rear of the property is a generous sized, enclosed and low maintenance garden with a lawn, patio and plants. Access to the utility room and garage.

PROPERTY DETAILS

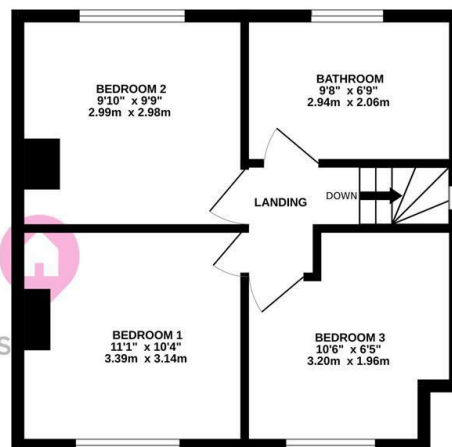
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR




1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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