

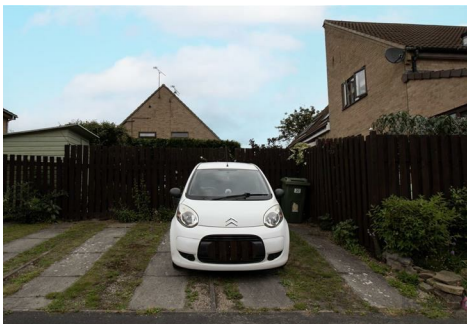
Marketing Preview



30 Roydfield Close, Waterthorpe, Sheffield, S20 7NB

£230,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



A unique opportunity to purchase this spacious three bedroom semi-detached property which is tucked into a cul-de-sac. Offering a downstairs bedroom with an ensuite shower room and a stunning newly fitted kitchen and bathroom. Also having a low maintenance and enclosed rear garden and off road parking for two cars. Within walking distance to Crystal Peaks, Drakehouse Retail Park and tram routes.

SUMMARY

A unique opportunity to purchase this spacious three bedroom semi-detached property which is tucked into a cul-de-sac. Offering a downstairs bedroom with an ensuite shower room and a stunning newly fitted kitchen and bathroom. Also having a low maintenance and enclosed rear garden and off road parking for two cars. Within walking distance to Crystal Peaks, Drakehouse Retail Park and tram routes.. Vendor purchasing freehold on completion.

Entrance via a useful porch into the ground floor which has a stylish high end kitchen and a spacious lounge/diner with a storage cupboard, the stair rise to the first floor and door to bedroom three with an ensuite shower room. Sliding doors to the rear garden.

The first floor has two double bedrooms, a storage cupboard and a stylish bathroom.

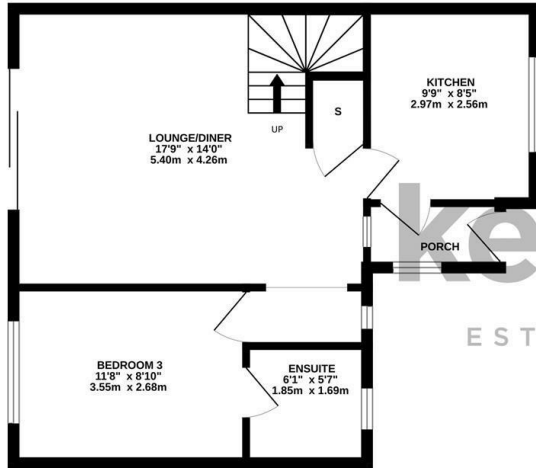
Situated on a corner plot with off road parking for two cars and an 'L' shaped rear garden with a patio, lawn, shed, hedges and shrubbery.

PROPERTY DETAILS

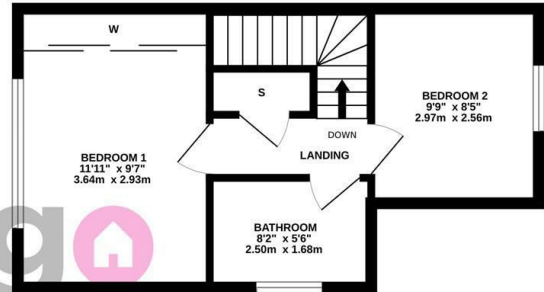
- LEASEHOLD, 53 YEARS, £45PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



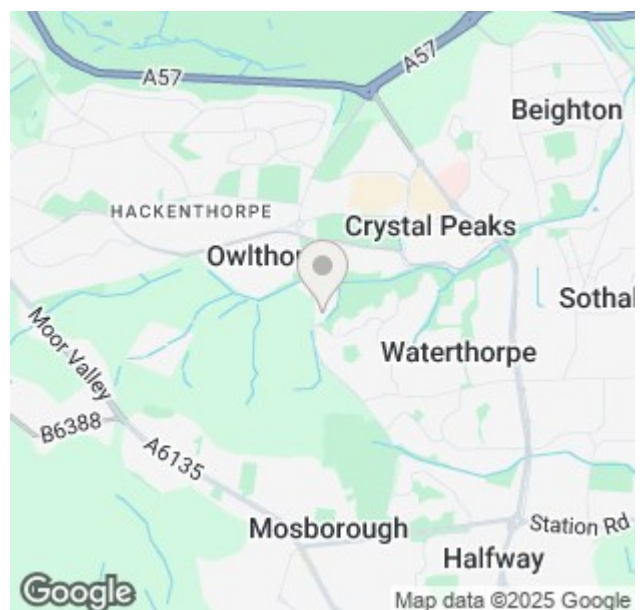
1ST FLOOR



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	



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

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>