

## Marketing Preview



**11 Malham Gardens, Halfway, Sheffield, S20 4RZ**

**£250,000**

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





FREEHOLD IS CURRENTLY BEING PURCHASED!! A unique opportunity to purchase this three bedroom link-detached property which is tucked away on a quiet estate. Offering two reception rooms and a conservatory. Also having an enclosed garden, off road parking and garage. Walking distance to tram routes, close to a choice of schools and amenities. Ideal for first time buyers, families or downsizes!

### SUMMARY

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### HALLWAY

Enter via uPVC door into the hallway with painted walls and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

### LOUNGE 15'7" x 17'2"

Having a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and bay window to the front. Open to the dining room and door to the kitchen.

### DINING ROOM 7'1" x 10'5"

Comprising of a feature wallpapered wall and laminate flooring. Ceiling light, radiator and patio doors to the conservatory.

### CONSERVATORY 9'10" x 8'8"

A great extra living space with a feature painted wall and laminate flooring. Wall lighting, electric heater and patio doors to the garden.

### KITCHEN 8'1" x 10'5"

A modern kitchen fitted with high gloss wall and base units, wood effect worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Ceiling light, radiator and window to the rear. Vinyl flooring and uPVC side door to outside.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and window. Two storage cupboards and doors to the three bedrooms and bathroom.

### BEDROOM ONE 8'7" x 14'1"

A generous sized double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

### BEDROOM TWO 9'1" x 11'1"

A second generous sized double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

### BEDROOM THREE 6'6" x 8'0"

A third single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

### BATHROOM 6'6" x 5'6"

Having a shaped jacuzzi bath with an overhead electric

shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

### OUTSIDE

To the front of the property is a double driveway with access to the garage with power and lighting. Shrubby and side access to the rear.

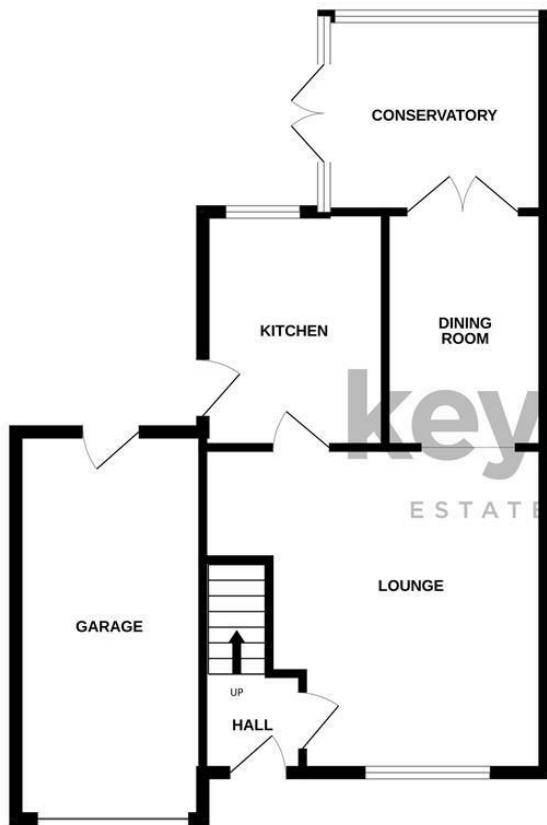
To the rear of the property is a tiered garden with two decked areas, stone patio and a railing around the wall. Plants, shrubby and wall to the boundary. Rear access to the garage.

### PROPERTY DETAILS

- LEASEHOLD - 93 YEARS REMAINING - £50PA - THE CURRENT OWNER IS CURRENTLY PURCHASING THE FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
611 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.  
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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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 