



## Marketing Preview



**5 Hayfield Place, Sheffield, S12 4XH**

**£175,000**

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



A unique opportunity to purchase this two-bedroom semi-detached property. Stunning and deceptively spacious, with a beautifully fitted newly installed kitchen and a sizeable lounge. There are two generous double bedrooms and a modern shower room. The property has a part-boarded loft with a Velux-style window, off-road parking, and a good-sized enclosed garden. It is tucked away in a quiet cul-de-sac, close to a choice of local amenities, the main bus route, and the tram.

## SUMMARY

A unique opportunity to purchase this two-bedroom semi-detached property. Stunning and deceptively spacious, with a beautifully fitted newly installed kitchen and a sizeable lounge. There are two generous double bedrooms and a modern shower room. The property has a part-boarded loft with a Velux-style window, off-road parking, and a good-sized enclosed garden. It is tucked away in a quiet cul-de-sac, close to a choice of local amenities, the main bus route, and the tram.

A spacious and welcoming hallway with a door to lounge/diner with dual aspect windows. A stunning newly fitted kitchen with a storage cupboard and access to the rear garden.

The landing gives access to the two generous sized double bedrooms, a storage cupboard and a bathroom fitted with a bath, wash basin and WC. Access to the part boarded loft with a velux style window.

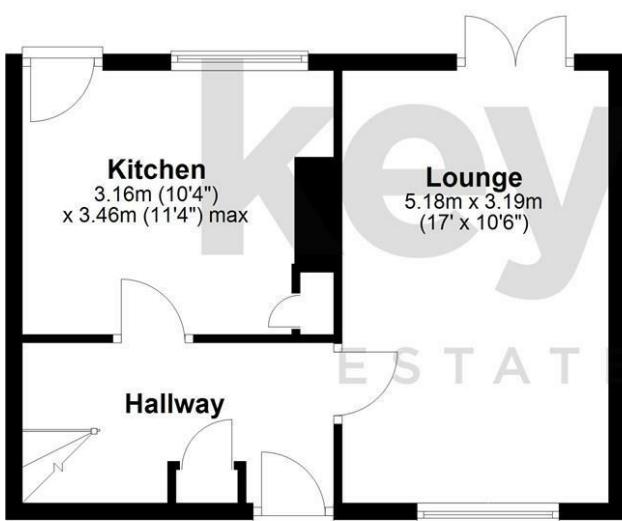
The front of the property has a driveway and access to the generous sized rear garden with patio areas, a lawn and a useful brick built outhouse.

## 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>		77
(55-68) <b>D</b>	65	
(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	

