



## Marketing Preview



**11 Ralston Croft, Halfway, Sheffield, S20 4TU**

**£150,000**

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



NO CHAIN! Offering masses of potential and tucked away in a quiet cul-de-sac, this property would make a perfect first-time buyer home or investment. Benefiting from off-road parking and an enclosed garden. Ideally located close to Mosborough amenities and with good road links to the M1.

## SUMMARY

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Useful porch area with a door leading to the lounge. The lounge has a window overlooking the front, an under stairs storage cupboard, and a storage heater, with a further door leading to the kitchen. The kitchen is fitted with wall and base units, a storage heater, a window to the rear, and a composite door providing access to the rear garden.

Double bedroom to the front and a generous single bedroom to the rear. The bathroom is fitted with a bath and also benefits from a good-sized over-stairs storage cupboard housing the hot water tank.

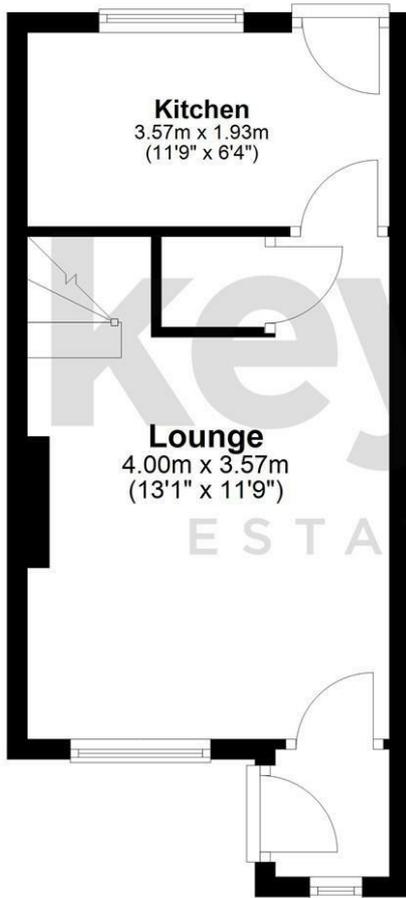
To the front of the property is a lawn area with a driveway to the side. There is access to the rear garden, which is enclosed with fencing and features a patio area and lawn.

## PROPERTY DETAILS

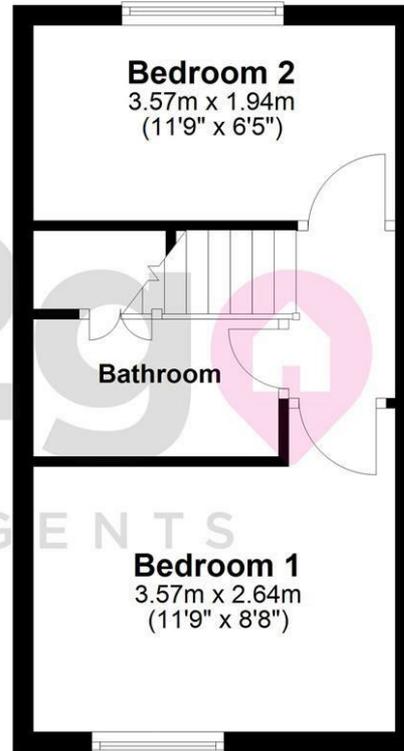
- LEASEHOLD, 140 YEARS REMAINING, £25PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- ELECTRIC, STORAGE HEATERS
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



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

