



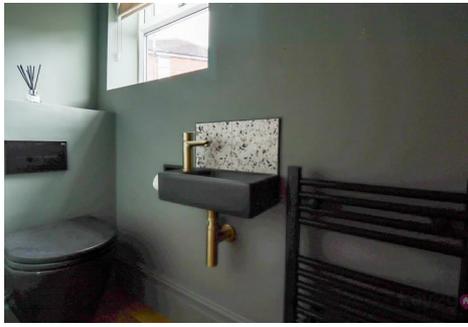
## Marketing Preview



**1 Bramley Hall Road, Sheffield, S13 8TX**

**£295,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE! A fantastic opportunity to purchase this three bedroom semi-detached property which is situated on a corner plot in a sought after area. The property has been renovated to a high standard with quality furnishings. Offering a downstairs WC, open plan kitchen/diner and a stunning kitchen. Also having off road parking, a large detached garage with mains power, a water connection and a low maintenance rear garden. Close to amenities and road links to the M1 Motorway and Sheffield City Centre.

## SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this three bedroom semi-detached property which is situated on a corner plot in a sought after area. The property has been renovated to a high standard with quality furnishings. Offering a downstairs WC, open plan kitchen/diner and a stunning kitchen. Also having off road parking, a large detached garage with mains power, a water connection and a low maintenance rear garden. Close to amenities and road links to the M1 Motorway and Sheffield City Centre.

Enter into the spacious and welcoming hallway, featuring wall panelling, solid wood flooring and original character details. From here, there is access to the downstairs WC, the lounge, and the stunning open-plan kitchen/diner. The kitchen is fitted with integrated appliances including a hob, microwave, dishwasher, and fridge/freezer, as well as downlighting, under-cabinet lighting, solid wood flooring and an instant hot water tap. Bluetooth speakers are installed in the dining area ceiling, while a large bay window to the front and newly fitted patio doors (2024) to the garden flood the space with natural light.

To the first floor are two generously sized double bedrooms with fitted sliding wardrobes, a single bedroom, and a bathroom complete with a bath, WC, sink, and bidet. There is also access to the loft, which is partly boarded and features a Velux-style window.

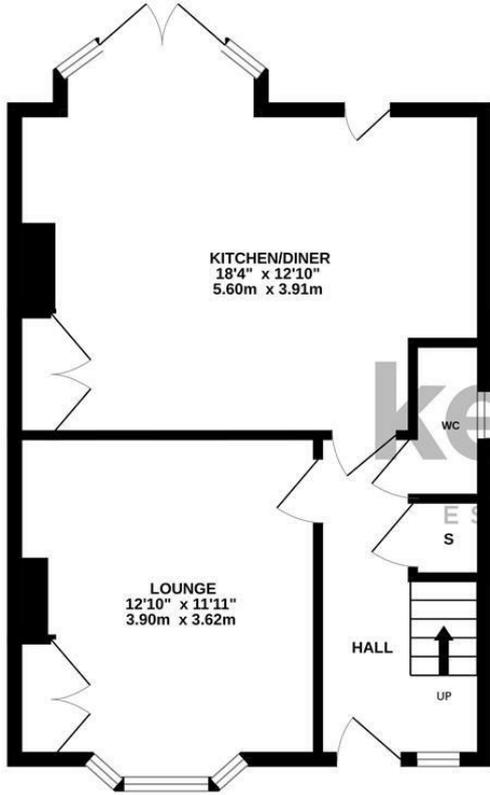
The property is set on a corner plot with off-road parking, a lawn, and a garage with power and lighting to the front. To the rear is a low-maintenance, private, and enclosed garden featuring astroturf, decking, and a patio. There is rear access to the garage, outside lighting on a light-sensitive connection, and an outside bar area with a pagoda-style canopy.

## PROPERTY DETAILS

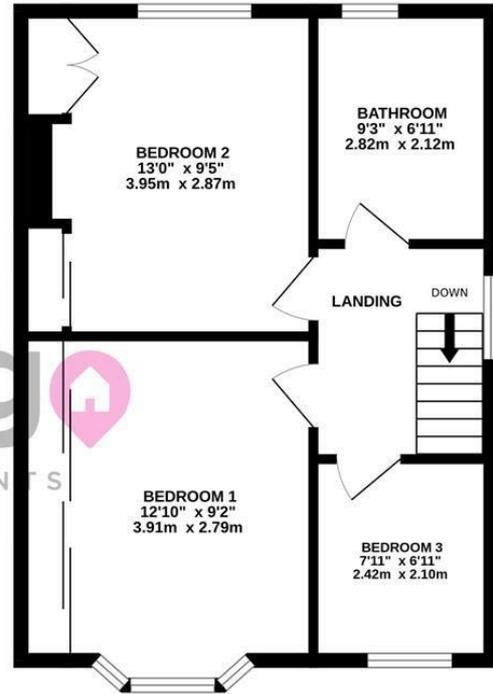
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - 2 YEARS OLD
- COUNCL TAX BAND B - SHEFFIELD CITY COUNCIL
- PROPERTY FULLY ALARMED
- SALE TO INCLUDE WINDOW BLINDS, CARPETS AND LIGHT FITTINGS
- KITCHEN STRUCTURAL ALTERATION - APPROVED 15/11/23 BY SHEFFIELD COUNCIL BUILDING CONTROL

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(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	

