



## 313 Hall Road, Sheffield, S9 4AF

£1,195



Ready Steady MOVE are delighted to market this well-presented three-bedroom semi-detached property, available to let on the popular Hall Road in the S13 area of Sheffield.

The property offers spacious and versatile accommodation, beginning with a welcoming entrance hallway leading into a bright and modern living room, finished with neutral décor throughout. To the rear is a stylish fitted kitchen providing ample storage and worktop space, integrated appliances and an adjoining dining area, benefitting from roof windows and patio doors that allow plenty of natural light and access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a generous main bedroom with fitted mirrored wardrobes. The remaining bedrooms are ideal for children, guests or home office use. A contemporary family bathroom completes the internal accommodation, featuring a bath and separate shower enclosure.



- THREE BEDROOM SEMI-DETACHED
- SPACIOUS LIVING ACCOMMODATION WITH MODERN FINISH
- MODERN FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER
- ENCLOSED PRIVATE REAR GARDEN
- AWAITING EPC
- AVAILABLE IMMEDIATELY
- FITTED KITCHEN WITH DINING AREA AND GARDEN ACCESS
- POPULAR S13 LOCATION CLOSE TO AMENITIES AND TRANSPORT LINKS
- COUNCIL TAX RATING A