



## Hallyburton Road, Arbourthorne, Sheffield

Call our sales team to arrange your viewing for this spacious two double bedroom end terrace property. Benefiting from lawns to the front and rear and driveway for off road parking! The property is well located for fantastic local amenities and great road links to Sheffield Parkway and the M1 Motorway! Ideal for first time buyers or investors!

## Asking Price Of £95,000

- TWO DOUBLE BEDROOMS
- END TERRACE
- SPACIOUS THROUGHOUT
- AMPLE STORAGE SPACE
- AMPLE OFF ROAD PARKING AND GARAGE





## Property Description

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### HALLWAY

Enter into hallway with neutral decor and laminate flooring. Ceiling light, radiator, stair rise to first floor landing and door to lounge.

### LOUNGE

11' 4" x 13' 5" (3.46m x 4.11m)

A bright and spacious lounge with neutral decor, laminate flooring and feature fireplace. Ceiling light, radiator and window to the front. Door to understairs storage cupboard.





## Hallyburton Road, Arbourthorne, Sheffield



### KITCHEN

8' 6" x 8' 6" (2.60m x 2.60m)

Fitted with ample wall and base units, contrasting wood effect worktops and tiled splash backs. Space for freestanding cooker, full height fridge/freezer and under counter space for washing machine. Ceiling light, radiator, vinyl flooring and window to the rear. Door to inner lobby with doors to two store cupboards which the potential to turn one into a downstairs WC.

### STAIRS/LANDING

A carpet stair rise to first landing with carpet flooring, ceiling light and window. Access to loft and over head storage. Doors to two bedrooms and bathroom.



### BEDROOM 1

11' 3" x 12' 0" (3.45m x 3.67m)

A generous sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front. Over stairs storage cupboard.

### BEDROOM 2

9' 10" x 9' 9" (3.01m x 2.98m)

A second rear facing double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.



### BATHROOM

4' 5" x 6' 6" (1.36m x 1.99m)

Comprising of bath with mixer tap, wash basin and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

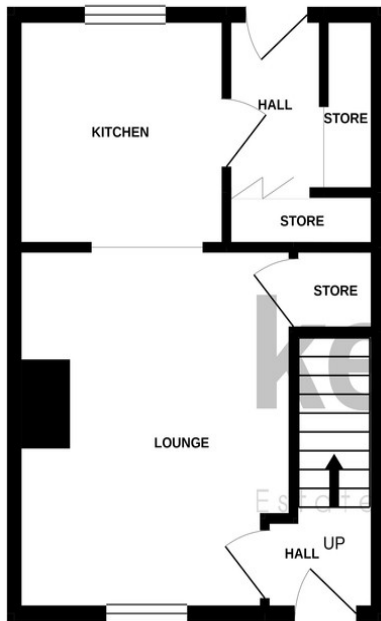
### OUTSIDE

To the front of the property is a driveway for ample off road parking and lawn. To the rear of the property is a lawn, garage and shrubbery.

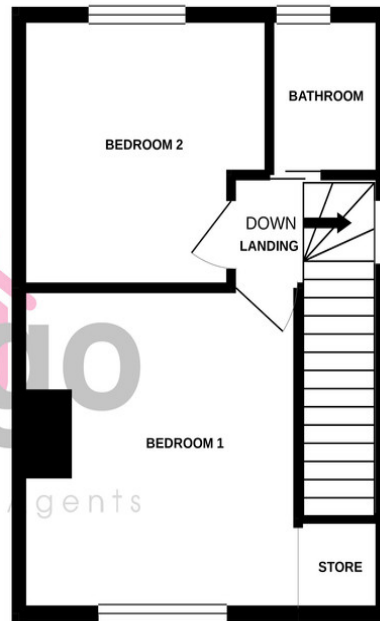


# Hallyburton Road, Arbourthorne, Sheffield

GROUND FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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## Tenure

Freehold

## Council Tax Band

A

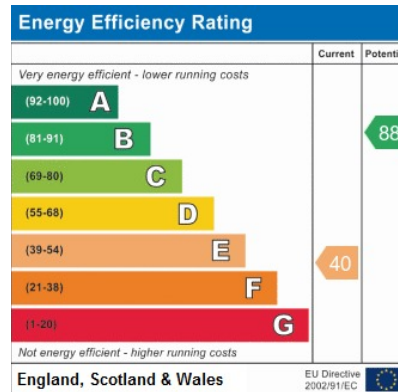
## Viewing Arrangements

Strictly by appointment

## Contact Details

38a High Street  
Mosborough  
Sheffield  
South Yorkshire  
S20 5AE

www.key2go.co.uk  
enquiries@key2go.co.uk  
0114 2478819



Address:  
Hallyburton Road, Sheffield, S2

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

