



## Youlgreave Drive, Frecheville, Sheffield

A viewing is a must to appreciate this extended property, renovated throughout to a high standard. Offering stunning open plan kitchen/diner/sitting area, off road parking and well maintained rear garden. Also having planning for a side extension and situated in a popular residential area. The property is well positioned for local amenities and road links to Sheffield City Centre and Sheffield Parkway. Close to main public transport links and a choice of local schools. This property is ideal for first time buyers or families alike!

**Guide Price £195,000 -  
£205,000**

- THREE BEDROOMS
- SEMI-DETACHED
- EXTENDED
- RECENTLY RENOVATED TO A HIGH STANDARD
- STUNNING KITCHEN/DINER/LIVING AREA





## Property Description

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### KITCHEN/DINER

17' 4" x 11' 0" (5.29m x 3.36m)

Enter through side UPVC door into open hallway leading to stunning kitchen which is fitted with ample high gloss wall and base units, solid wood worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Double oven, induction hob and extractor fan. Integrated fridge/freezer and under counter space for washing machine and tumble dryer. Spot lighting, stair rise and LVT flooring. Breakfast bar, door to lounge and fully open into extended dining/sitting room.



## Youlgreave Drive, Frecheville, Sheffield



### EXTENDED LIVING AREA

9' 3" x 20' 2" (2.84m x 6.17m)

A generous sized bright extra living space with two feature wallpapered walls and LVT flooring. Two radiators, two windows and three velux style windows. TV point and two ceiling lights. UPVC door to driveway and double doors to garden.

### LOUNGE

17' 4" x 11' 2" (5.30m x 3.42m)

A bright living area with neutral decor, carpet flooring and feature wall. Ceiling light, two radiators, TV point and two windows to the front.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, window and access to boarded loft via fixed loft ladder. Doors to three bedrooms and bathroom.

### BEDROOM 1

10' 2" x 10' 11" (3.11m x 3.33m)

A generous sized double bedroom with two feature wallpapered walls and carpet flooring. Ceiling light, radiator and walk in bay window to the front.

### BEDROOM 2

8' 11" x 8' 6" (2.73m x 2.60m)

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator, TV point and window to the rear.

### BEDROOM 3

6' 2" x 8' 10" (1.90m x 2.70m)

A third good sized single bedroom with two feature painted walls and carpet flooring. Ceiling light, radiator and window to the front.

### BATHROOM

7' 6" x 8' 2" (2.30m x 2.50m)

A stylish bathroom comprising of bath with over head electric shower, vanity unit with wash basin and back to the wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and flooring. Storage cupboard.

### OUTSIDE

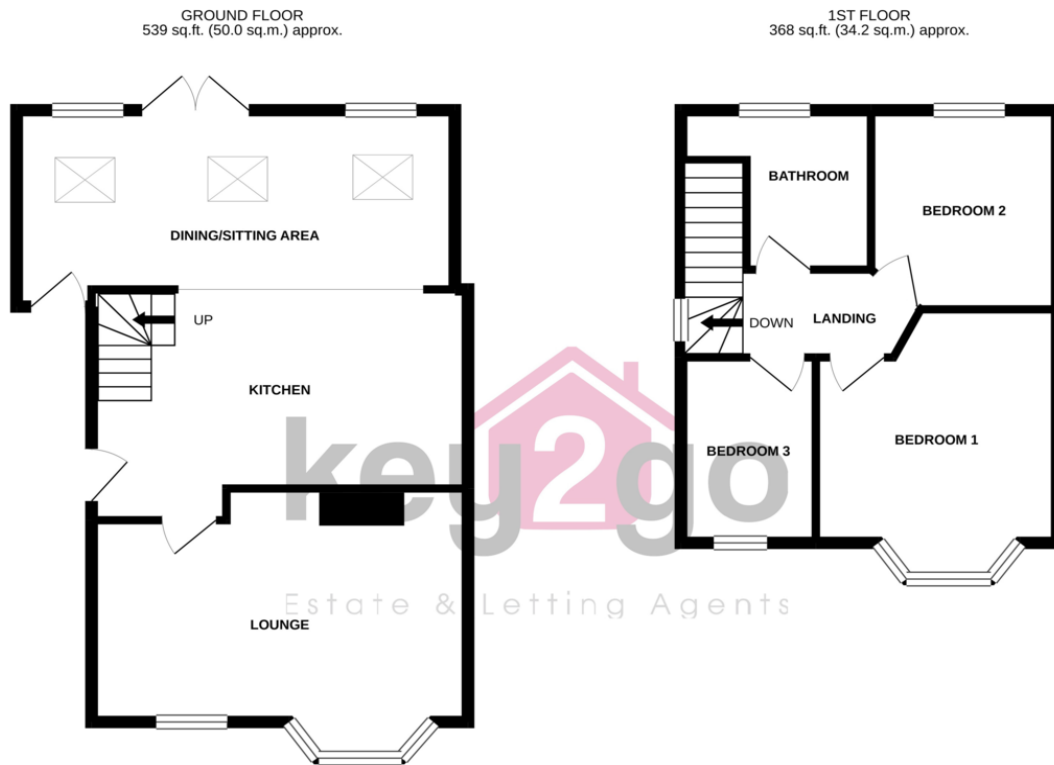
To the front of the property is a maintenance free brick paved driveway providing ample off road parking which continues to the side of the house. To the rear of the property is a beautifully presented garden with two decked areas, lawn and shed. Hedging and fencing.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONDENSER BOILER



# Youlgrave Drive, Frecheville, Sheffield



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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

B

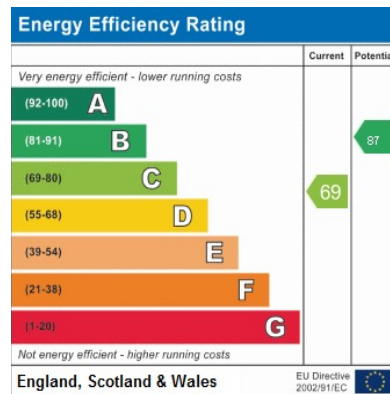
## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

