



Hollybank Drive, Sheffield, S12

Don't miss your opportunity to purchase this deceptively spacious and modern, three bedroomed, mid terrace property which is situated in a popular residential area. Having a spacious breakfast kitchen and a stylish bathroom and WC. Benefiting from an enclosed rear garden and useful utility room. The property is well positioned for fantastic local amenities and main transport links. With good road links to Sheffield City Centre and Sheffield Parkway. This property is ideal for first time buyers or small families alike!

Asking Price Of £130,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- MODERN AND SPACIOUS THROUGHOUT
- STYLISH KITCHEN AND BATHROOM
- UTILITY ROOM



Property Description

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HALLWAY

Entrance via a composite door into the hallway with neutral decor and laminate flooring. Ceiling light, radiator and obscure glass window. Stairs rise to the first floor and doors lead to the lounge/diner and breakfast kitchen.

LOUNGE/DINER

9' 5" x 19' 8" (2.88m x 6m)

A recently re-plastered, spacious living area with neutral decor and laminate flooring. Two ceiling lights, radiator and patio door leads to the rear garden. TV point, telephone point and a window overlooks the front of the property.



KITCHEN/BREAKFAST ROOM

11' 9" x 11' 5" (3.6m x 3.5m)

Fitted with ample modern wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with chrome mixer tap. Space for a freestanding cooker and space for a full height fridge/freezer. Ceiling light, radiator and window. Storage cupboard, tiled flooring and a door leads to the utility room.

UTILITY ROOM

With space/plumbing for an automatic washing machine, neutral decor, tiled flooring and large storage cupboard. Strip lighting and a door leads to the front of the property.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light, smoke alarm and access to the loft. Doors lead to the three bedrooms, shower room and WC.

BEDROOM 1

13' 1" x 9' 10" (4m x 3m)

A good sized double bedroom with neutral decor, carpeted flooring and a window overlooks the front of the property. Ceiling light and radiator.

BEDROOM 2

7' 9" x 9' 2" (2.38m x 2.8m)

A second double bedroom with fitted wardrobes and a built in storage cupboard. Ceiling light, radiator and window. Neutral decor and carpeted flooring.

BEDROOM 3

5' 10" x 10' 9" (1.78m x 3.3m)

A good sized single bedroom with a ceiling light, radiator and window. Neutral decor and useful over stairs storage cupboard.

SHOWER ROOM

Comprising of a walk in shower cubicle and pedestal sink. Ceiling light, chrome ladder style radiator and obscure glass window. Storage cupboard, fully tiled walls and tiled flooring.

WC

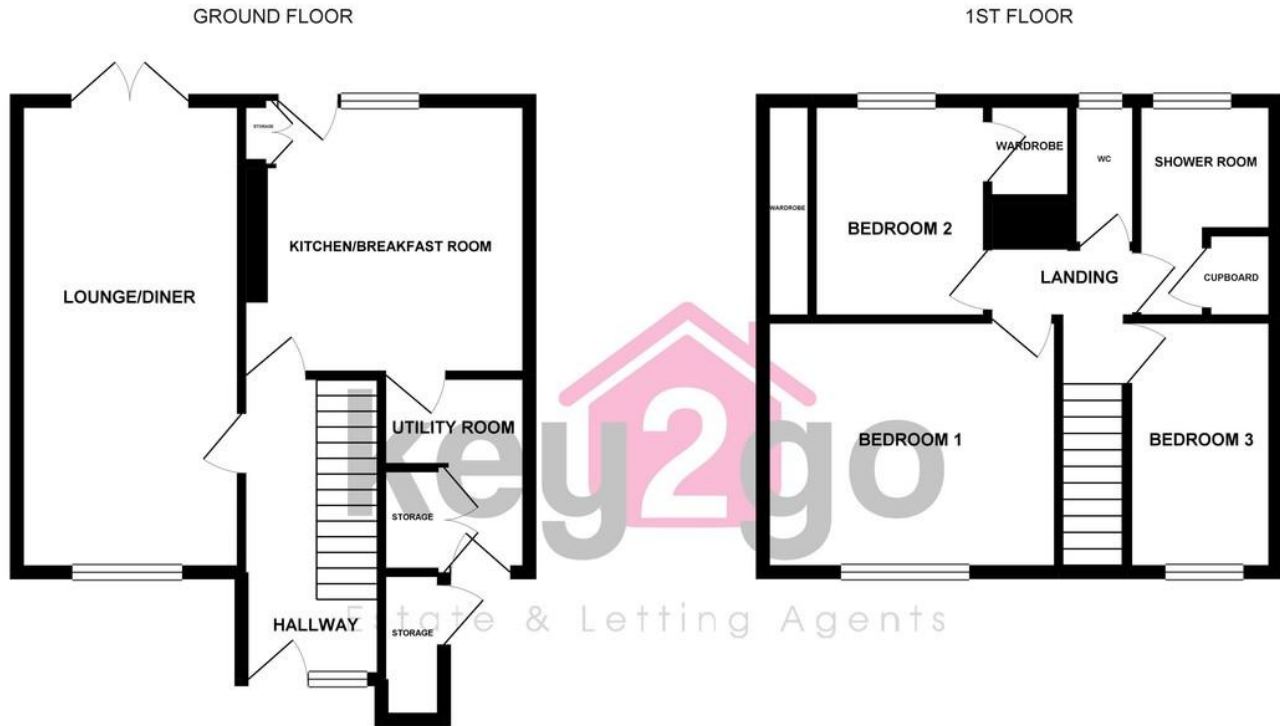
With a close coupled WC, ceiling light and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

To the front of the property is a lawn area with a path leading to both front doors. To the rear of the property is a decked area, lawn area, garden shed and shrubbery. Fencing marks the boundary.



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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

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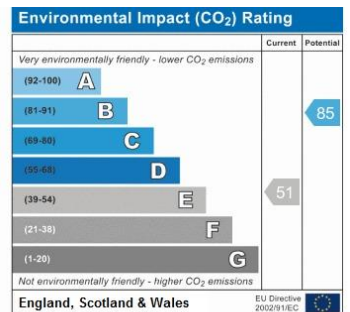
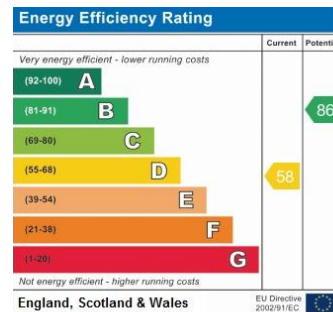
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