



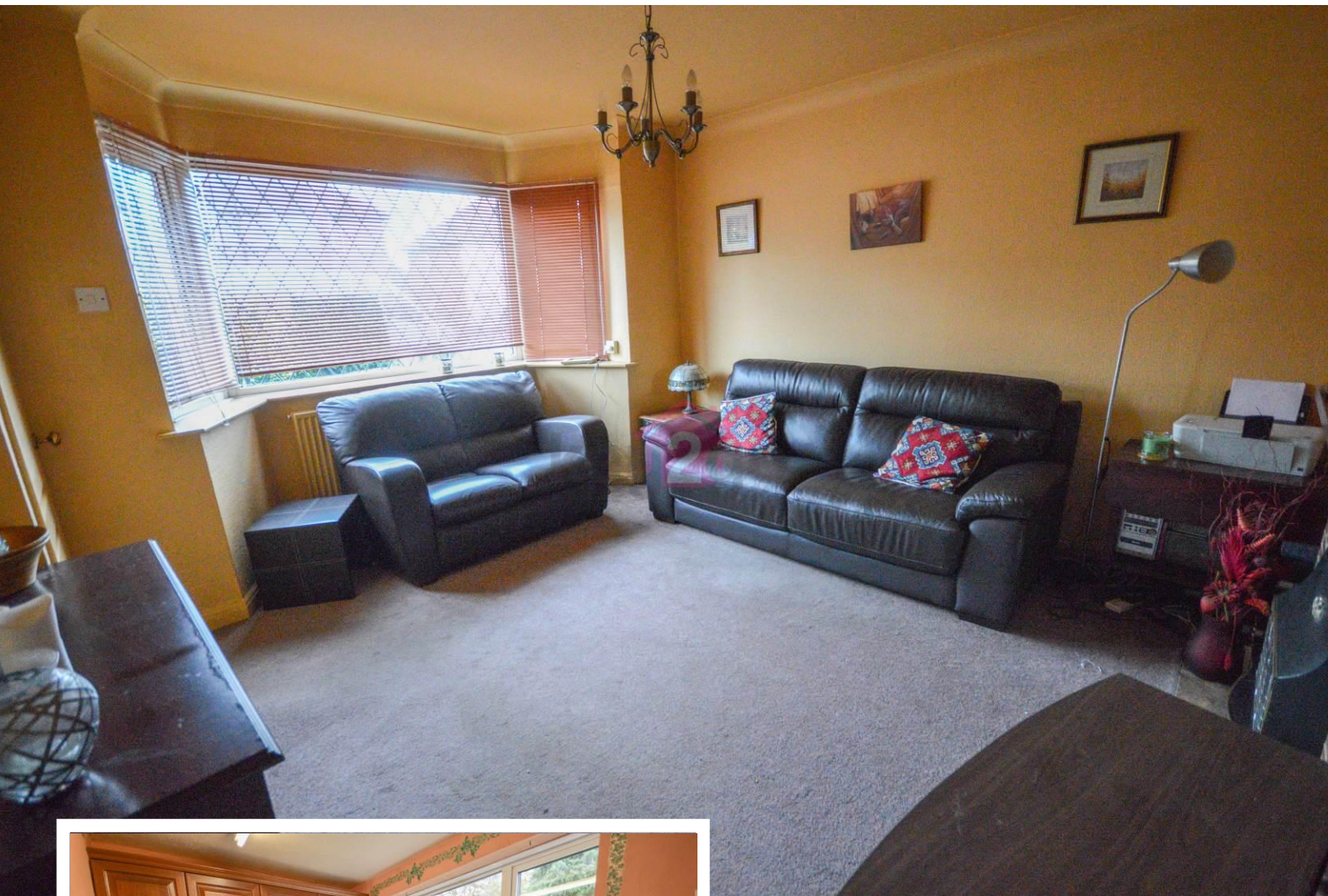
## Youlgrave Drive, Frecheville, Sheffield

NO CHAIN!! Call our sales team to arrange your viewing on this two double bedroom semi-detached property boasting masses of potential and situated in a popular residential area. Having off road parking and good sized enclosed rear garden. 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!

## Asking Price Of £120,000

- CHAIN FREE!
- TWO DOUBLE BEDROOMS
- SEMI-DETACHED
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN





## Property Description

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### HALLWAY

Enter through uPVC door into hallway with wallpapered walls and carpet flooring. Ceiling light, radiator and stair rise to first floor landing. Doors to lounge.

### LOUNGE

12' 3" x 11' 5" (3.74m x 3.49m)

A bright and spacious lounge with feature wallpapered wall, carpet flooring and feature fireplace with gas fire brick surround. Ceiling light, radiator and TV point. Bay window to the front and door to kitchen.



## Youlgrave Drive, Frecheville, Sheffield



### KITCHEN

12' 2" x 11' 5" (3.73m x 3.49m)

Fitted with wall and base units, contrasting worktops and tiled splash backs. Sink with drainer and space for freestanding cooker and full height fridge/freezer. Ceiling strip light, radiator and two windows to the rear. Tiled flooring and cupboard housing hot water tank. Door to inner lobby gives access to under stairs storage cupboard.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, obscure glass window and access to loft. Doors to two bedrooms and bathroom.



### BEDROOM 1

12' 6" x 9' 7" (3.83m x 2.93m)

A good sized double bedroom with wallpapered walls and carpet flooring. Ceiling light, radiator and bay window to the front. Door to over stairs storage cupboard.

### BEDROOM 2

9' 4" x 10' 0" (2.86m x 3.06m)

A second double bedroom with feature border and carpet flooring. Ceiling light, radiator and window to the rear.

### BATHROOM

5' 9" x 5' 9" (1.76m x 1.77m)

Comprising of bath, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls.



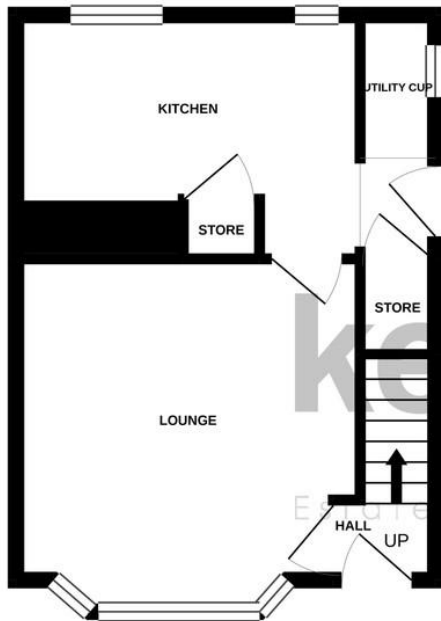
### OUTSIDE

To the front of the property is a driveway with off road parking for one car, hedging and shrubbery. Side path with bin storage and access to rear. To the rear of the property is a good sized private lawn and patio area. Plants, shrubs, garden shed and mature trees creating privacy.



## Youlgreave Drive, Frecheville, Sheffield

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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](http://www.key2go.co.uk)

[enquiries@key2go.co.uk](mailto:enquiries@key2go.co.uk)

0114 2478819

## EPC TO BE CONFIRMED

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

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