



23 Helmsley Avenue, Halfway, Sheffield, South Yorkshire, S20 1SE

Offers In The Region Of £199,950

- DETACHED BUNGALOW
- NO CHAIN
- POPULAR RESIDENTIAL LOCATION
- GAS CENTRAL HEATING
- DETACHED GARAGE
- TWO BEDROOMS
- WELL PRESENTED ACCOMMODATION
- CLOSE TO A WIDE RANGE OF AMENITIES
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE GARDENS

23 Helmsley Avenue, Sheffield S20 4SF

Andersons are delighted to offer to the market this delightful two bedroom detached bungalow which is offered for sale with no chain and vacant possession. Situated in this highly desirable residential suburb nestled in the picturesque South East edge of Sheffield and yet only a tram journey or short drive from the City Centre. The property has been a well loved home for many years and whilst requiring some modernisation and cosmetic improvements it has been well maintained throughout and benefits from gas central heating, double glazing, off road parking, single garage and enjoying lovely low maintenance gardens. Local shops, supermarkets and amenities can be found close by, or a wider range of shopping and retail outlets can be found at Crystal Peaks and Drakehouse Retail Park. There are also some splendid local walks in the vicinity leading out towards the open countryside or at Rother Valley which also enjoys access to a wide range of water sports.



Council Tax Band: C



ENTRANCE HALL

Having a UPVC double glazed entrance door with glazed side panel, a central heating radiator, useful cloaks cupboard and access to the loft storage space.

LOUNGE/DINER

20'0" x 11'4"

A good sized reception room located to the rear of the property which benefits from rear and side facing UPVC double glazed windows, two central heating radiators, a feature fireplace with marble effect back and hearth with inset electric fire. Large glazed sliding patio doors provide views onto and lead into the rear garden.

KITCHEN

8'9" x 8'2"

Fitted with a range of units above and below roll top works surfaces which provides ample storage and incorporates a single drainer stainless steel sink with mixer tap and tiled splash backs. There is space for a freestanding gas cooker, an undercounter freezer, an under counter fridge and space and plumbing for an automatic washing machine. The room also benefits from the side facing UPVC double glazed window, a central heating radiator and the Ideal Logic central heating boiler is located here..

BEDROOM ONE

12'2" (max) x 10'5"

Being neutrally decorated and benefiting from a front facing UPVC bay window with central heating radiator below. There is a range of built-in bedroom furniture comprising of wardrobes, drawers, overhead storage and bedside cabinets.

BEDROOM TWO

9'4" (into wardrobes) 9'1"

Having a front facing UPVC double glazed window, a central heating radiator and two double wardrobes providing hanging and shelf storage.

BATHROOM

7'8" x 6'6"

Fitted with a three-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low flush WC.

There are ceramic tiles to all wall, a central heating radiator, a side facing UPVC double glazed window and a cylinder airing cupboard housing the hot water cylinder.

OUTSIDE

To the front of the property is a low maintenance plum slate garden with paved circular feature and mature shrubs.

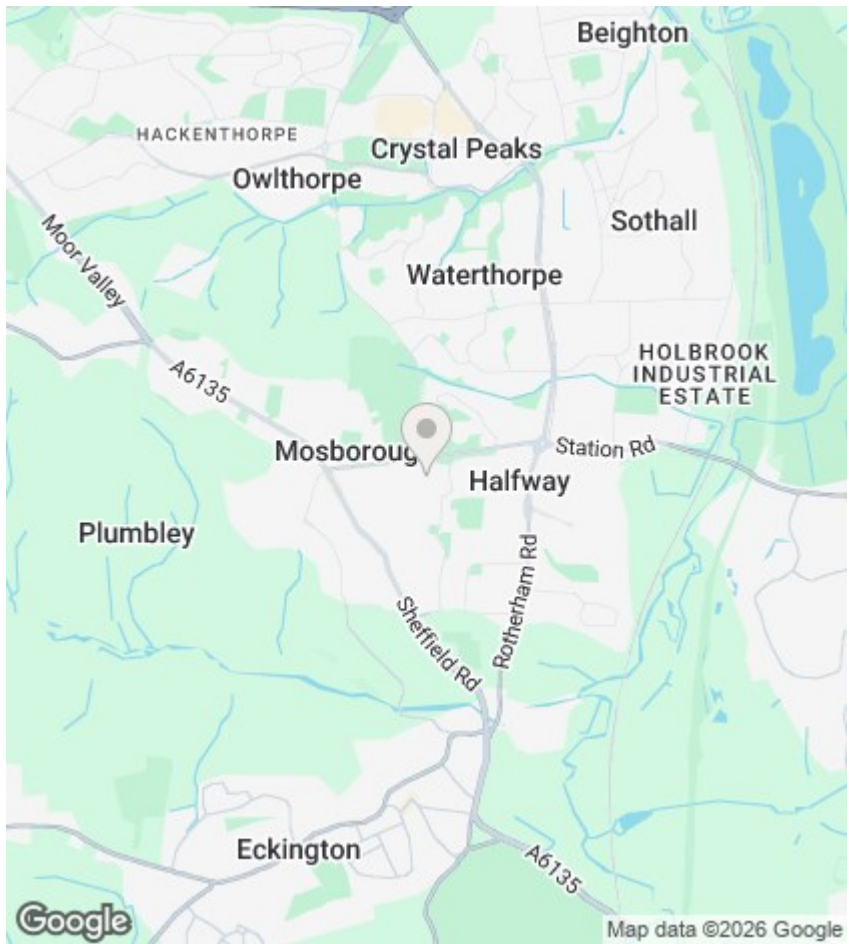
To the side of the property is the block paved driveway which provides ample car standing space and in turn leads to a detached single garage. A wrought iron gate leads to the rear garden.

To the rear of the property sees a lovely paved patio area with steps that lead down to a gravel garden all enclosed by timber fencing

GARAGE

16'2" x 8'6"

Having a up and over door, power, light and a UPVC personnel door to the side.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 58.3 sq. metres (627.2 sq. feet)

