

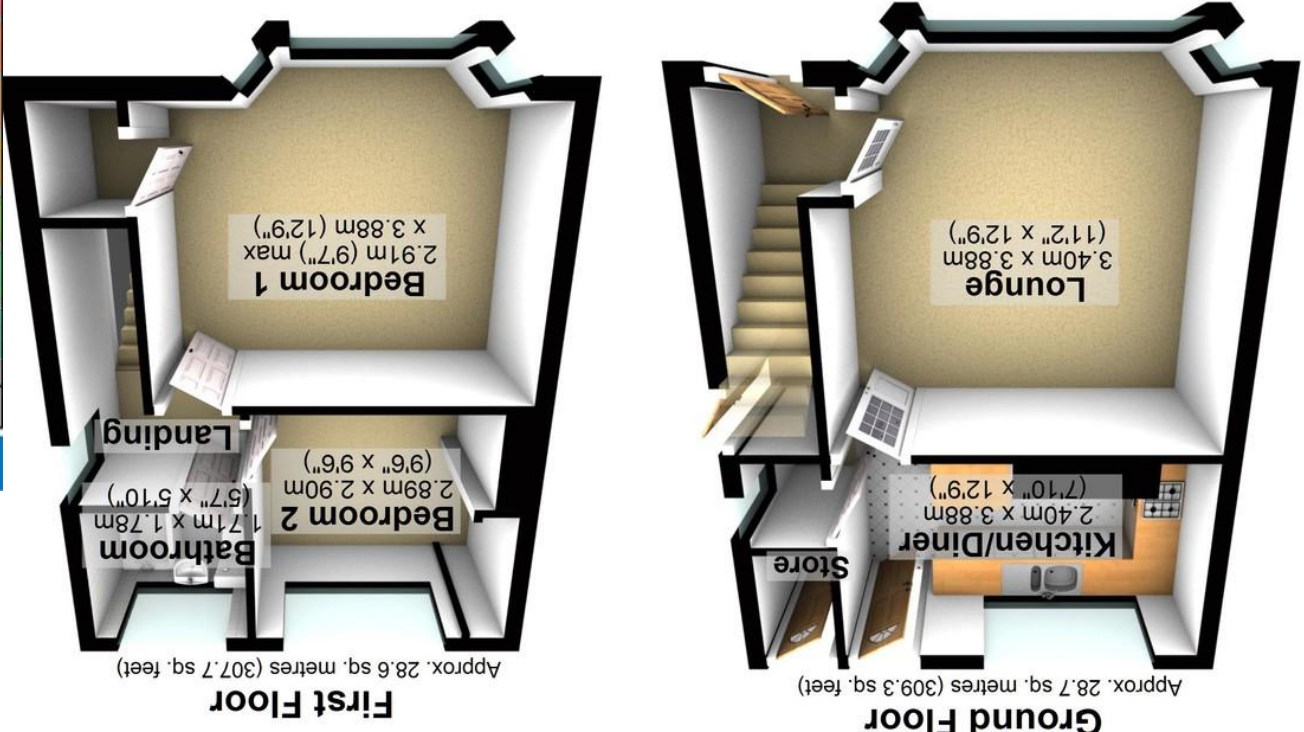
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM

| Energy Efficiency Rating | |
|---|---------|
| Potential | Current |
| 83 | 66 |
| England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs | |
| A (92+) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 57.3 sq. metres (617.0 sq. feet)





15 Hopefield Avenue | Frecheville | Sheffield | S12 4XA Property Tenure: Leasehold

Perfect for first time buyers and investors alike is this spacious and well presented two double bed roomed semi-detached home. Located in the heart of this popular residential suburb with not only a wealth of local amenities but also great public transport links and reputable local schools within easy walking distance. The property has been finished throughout to a great standard and briefly consists of entrance hallway, a bright front facing bay windowed lounge, well appointed kitchen/dining room, two double bedrooms and family bathroom. Outside are private family friendly garden and to the front is hard standing off road parking for numerous vehicles.



PROPERTY FEATURES

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED FAMILY HOME
- OFF ROAD PARKING
- EXCELLENT TRANSPORT LINKS
- GREAT BUY TO LET OPPORTUNITY
- PERFECT FOR FIRST TIME BUYERS
- WEALTH OF LOCAL AMENITIES
- REPUTABLE LOCAL SCHOOLS
- PRIVATE REAR GARDENS
- LEASEHOLD COUNCIL TAX BAND A £1369.21

OFFERS IN REGION OF £150,000

