



Dyke Vale Place, Hackenthorpe Sheffield

welcome to

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Occupying a generous corner plot is this most impressive three bedroom semi detached property. The property would ideally suit first time buyers and is definitely worth a look. Lovely gardens, drive and detached garage. Lounge, breakfast kitchen and conservatory. Viewings essential!



Entrance Porch

With a side facing composite door, useful storage and a further door through to the entrance hall.

Entrance Hall

Stairs rise to the first floor. Radiator and front facing double glazed window.

Breakfast Kitchen

A spacious kitchen which is fitted with a range of wall and base units with Granite work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a range style cooker with cooker hood above, an integrated slim line dishwasher, washing machine and fridge freezer as well as a breakfast bar. There is complimentary tiling, two central heating radiators, spotlights to the ceiling, tiled flooring, a front facing double glazed window and a rear facing double glazed door with side panel through to the conservatory. Double doors give access to the living room.

Pantry

A built-in pantry with shelving, drawers and a cupboard.

Conservatory

With rear and side facing double glazed windows, tiled flooring with under floor heating, rear facing French doors and a side facing double glazed door leading out to the rear garden. Air conditioning unit.

Living Room

With a rear facing double glazed window, coving to the ceiling, a central heating radiator and a feature fireplace with gas living flame fire.

First Floor Landing

With a side facing double glazed window and loft access can be obtained via pull down ladders and is partially boarded with light.

Bedroom One

With a rear facing double glazed window, a column style central heating radiator, a built-in storage cupboard and fitted wardrobes.

Bedroom Two

With a rear facing double glazed window, a central heating radiator, coving to the ceiling, dado rail, fitted wardrobes and a fitted dressing table.

Bedroom Three

With a side facing double glazed window, coving to the ceiling, a central heating radiator, storage cupboard and fitted wardrobes.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a jet style bath with mixer tap and shower attachment and a corner shower cubicle with shower. There is tiled flooring and under floor heating, partial tiling to the walls, downlights to the ceiling, a heated towel rail and two front facing obscure double glazed windows.

Outside

To the front of the property there is an enclosed lawned garden with steps up to the entrance porch. To the rear of the property there is a low maintenance tiered garden perfect for entertaining with patio areas, pebbled areas, composite decking and hot tub area with pergola and a gated block paved driveway to the rear which leads to the garage. There are outdoor sockets, a hot and cold water tap and a brick built outhouse with power.

Garage

With an up and over door, power and alarm.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Dyke Vale Place, Hackenthorpe Sheffield

- Impressive semi detached property
- Three bedrooms
- Generous plot with detached garage and driveway
- Good access to local amenities
- Four piece bathroom suite

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115207 - 0003

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