



## Hayes Court, Halfway, S20

Asking Price £220,000

- COUNCIL TAX BAND C £1851.76
- FREESTANDING GARAGE AND OFF ROAD PARKING
- DOUBLE GLAZED AND GAS CENTRAL HEATED
- NO CHAIN
- LEASEHOLD WITH 143 YEARS REMAINING
- KITCHEN DINING ROOM
- QUIET CUL DE SAC POSITION
- THREE BEDROOM DETACHED FAMILY HOME
- GOOD SIZED LOUNGE
- CLOSE TO BUS ROUTE



# Hayes Court, Halfway, S20

**\*\*GOOD SIZED FAMILY HOME IN QUIET CUL DE SAC LOCATION\*\*** This three bedroom detached property is located in the popular Halfway area. Close to Crystal Peaks shopping centre, schools and excellent local amenities. The rear of the property is on a bus route, offering good public transport links. Also benefiting from a free standing garage and off road parking for multiple vehicles. The property briefly comprises of; Entrance porch; Kitchen dining room; Lounge; Utility room; Downstairs wc; Three bedrooms; Family bathroom; Garage; Off road parking; Paved front garden; Rear garden with patio, lawn and mature planting;



Council Tax Band: C



### **ENTRANCE PORCH**

From the front of the property steps rise to the entrance door. A half double glazed uPVC door opens to the porch area having; uPVC double glazed windows to three sides; Tiled floor; Half obscure double glazed uPVC door to the kitchen dining room;

### **OPEN PLAN KITCHEN DINING ROOM**

14'11" x 12'1"

The kitchen area comprises of; A good range of wood effect wall base and drawer units; Roll top work surfaces; Tiled splash backs; Single sink and drainer with mixer tap, set into the kitchen peninsula; Integrated four ring gas hob with extractor above, electric oven and dish washer; Space for fridge freezer; Tiled floor; Solid door to under stairs storage, housing the wall mounted combi boiler, fitted two years ago; Central heating radiator; Ceiling light point; Open access to dining area with; uPVC double glazed window to the front elevation; Tiled floor following through; ceiling light point; Solid door to inner lobby;

### **INNER LOBBY**

With; Tiled floor following through; Ceiling light point; Stairs rising to the first floor; Solid doors to the lounge, storage area and utility room;

### **LOUNGE**

14'11" x 11'3"

This good sized living room has; Good natural light to the room via two uPVC double glazed windows, to the rear and side elevations; Electric feature fireplace; Two central heating radiators; Ceiling light point; Carpet flooring;

### **UTILITY ROOM**

11'4" x 5'1"

This useful area houses the washing machine and has; Wall, base and drawer units; Roll top work surfaces; Belfast sink and mixer tap; Tiled walls; Tiled flooring; Central heating radiator; uPVC double glazed window and entrance door to the rear garden; Solid door to the downstairs wc;

### **WC**

5'1" x 3'1"

Having; High, obscure double glazed uPVC window to the side elevation; Tiled floor; Part tiled part painted walls; WC, Corner wash basin; Central heating radiator; Ceiling light point; Extractor fan;

### **STAIRS TO FIRST FLOOR**

### **BEDROOM ONE**

12'1" x 8'9"

(Measurements not including storage)

Bedroom one has; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light; Central heating radiator; Built in wardrobe storage; Further deep storage cupboard;

### **BEDROOM TWO**

11'11" x 11'4"

(Measurements to the widest point and not including storage)

Bedroom two is currently used as a dressing room and has; Wood effect laminate flooring; uPVC double glazed window to the rear elevation; Built in wardrobe storage; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

8'4" x 6'0"

Bedroom three is fitted with a good sized desk to two sides and shelving to create a great home office area. Also having; Carpet flooring; uPVC double glazed window to the rear elevation; central heating radiator; Bi-folding door;

### **FAMILY BATHROOM**

8'6" x 5'11"

Fitted with; 'P' shaped paneled bath, with wall mounted electric shower and curved side screen door; Wash basin and wc set into a wood effect vanity storage unit, with matching wall mounted cupboards; Vertical heated towel rail; Extractor fan; Ceiling light point; Tiled walls to wet areas; Obscure double glazed uPVC window to the front elevation;

### **STAIRS AND LANDING**

Having; Carpet flooring; Loft hatch access, with pull down ladder to part boarded loft with lighting; uPVC double glazed window to the side elevation; Central heating radiator; Ceiling light point; Solid doors to bedrooms one and two and to the family bathroom; Bi-folding door to bedroom three;

### **GARAGE**

The free standing garage lays to the front of the property and has; Electric fob operated door; uPVC entrance door and obscure glazed window to the front garden aspect; Power as lighting; Space for appliances;

### **OFF ROAD PARKING**

Block paved drive with space for two to three cars, dependent on size.

### **FRONT GARDEN**

From the drive steps and a gate lead up to the enclosed front garden. With; Fence and wall borders; Decorative paving; Water supply; Outdoor lighting; Gate to the side of the property leading through to the rear garden; Door access to the garage;

### **REAR GARDEN**

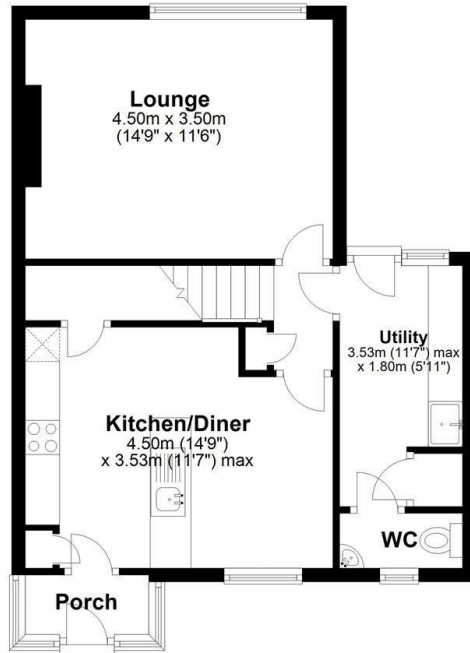
With paved seating area, lawn and pebble beds. Mature planting through the garden. Water supply and lighting. Fence borders to three sides with gate access to Auckland Way.

### **ADDITIONAL DETAILS**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

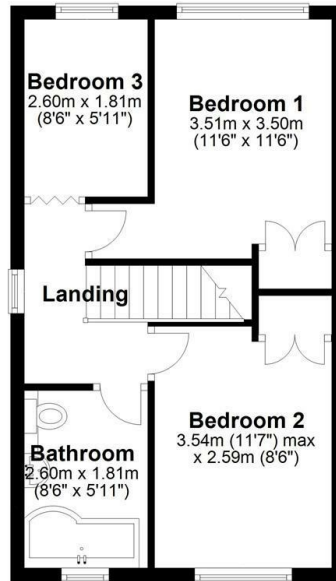
### Ground Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



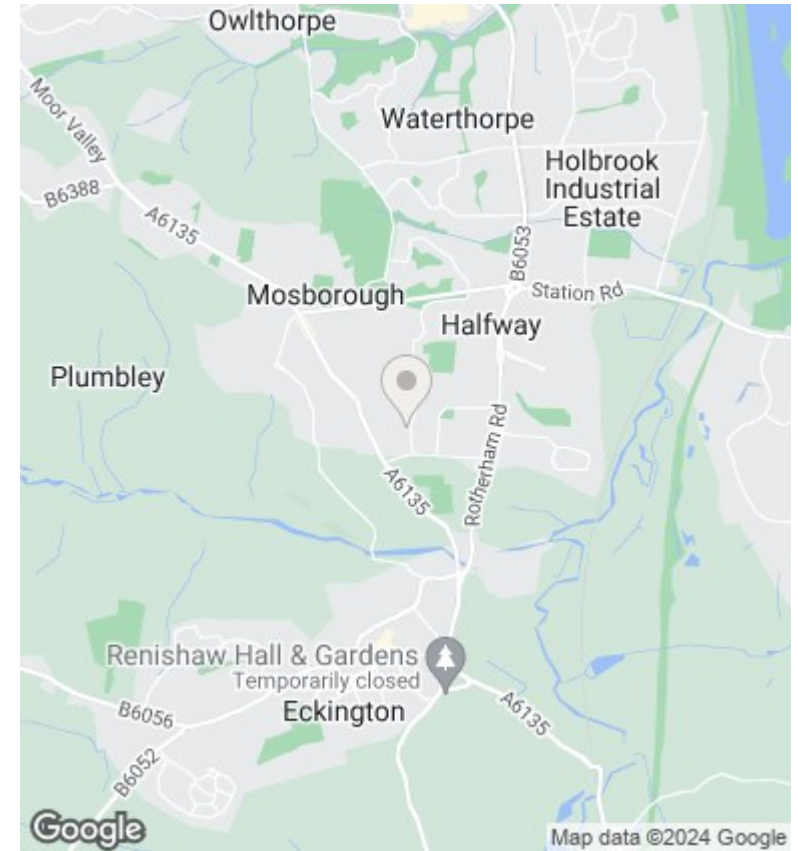
### First Floor

Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	