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0114 268 8533  
info@whitehorses.com  
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**120 Youlgreave Drive, Frecheville**

Sheffield

Guide Price **£180,000**

# 120 Youlgreave Drive

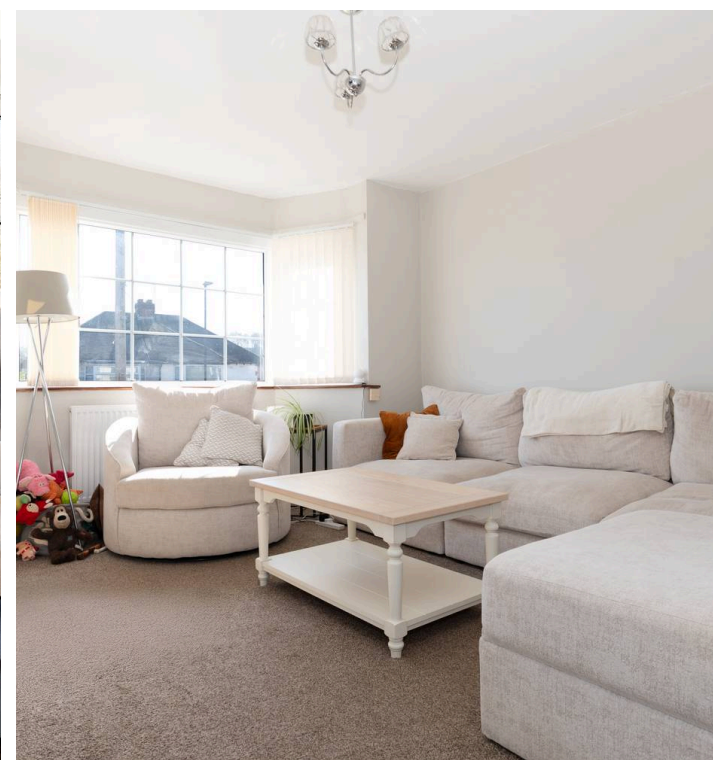
Frecheville, Sheffield

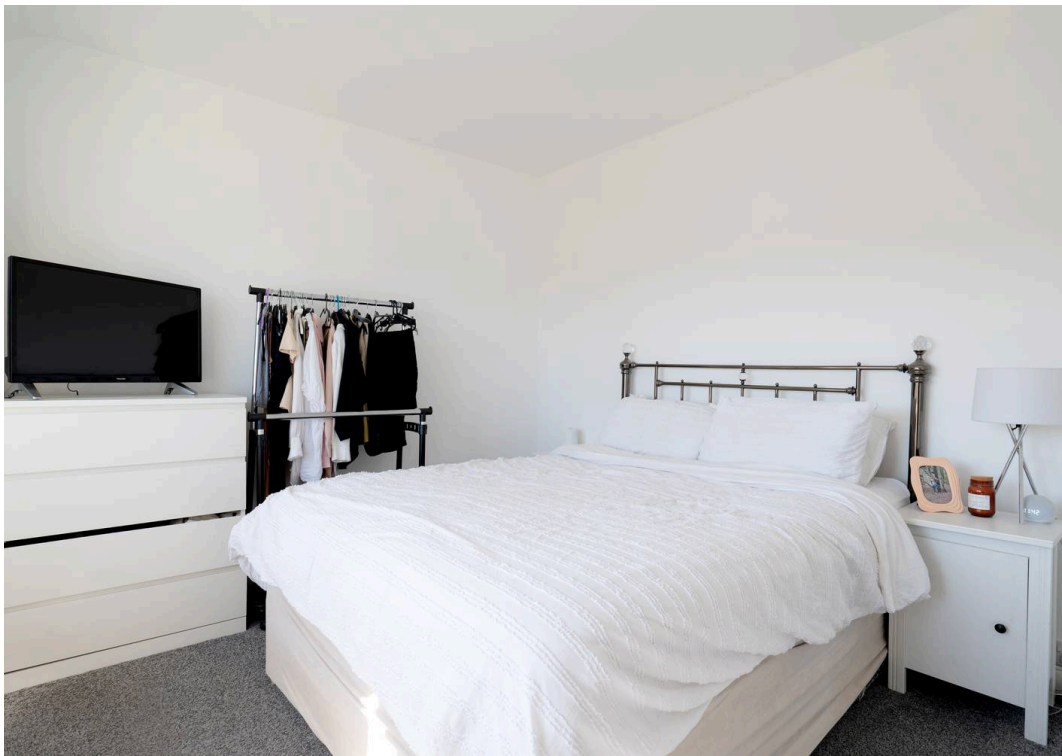
Situated in the heart of the well sought after Frecheville is this two bedroomed semi-detached house. Boasting 672 SQ FT of light and bright accommodation throughout which briefly consists of a spacious lounge, well appointed kitchen, garden room/dining room and to the upstairs is two double bedrooms and a family bathroom. Situated in this elevated position and benefitting from easy and convenient off road parking on the front driveway. To the rear is a low maintenance, patioed garden space. Falling into the catchment for numerous schools including Birley Spa Primary School and Birley community college and is also close by to plenty of amenities including shops and eateries making it the perfect home for first time buyers and young families alike. Having a new boiler and socket rewire in 2023 its easy to say that viewing is essential to do full justice to this fantastic property.

Council Tax band: A

Tenure: Leasehold

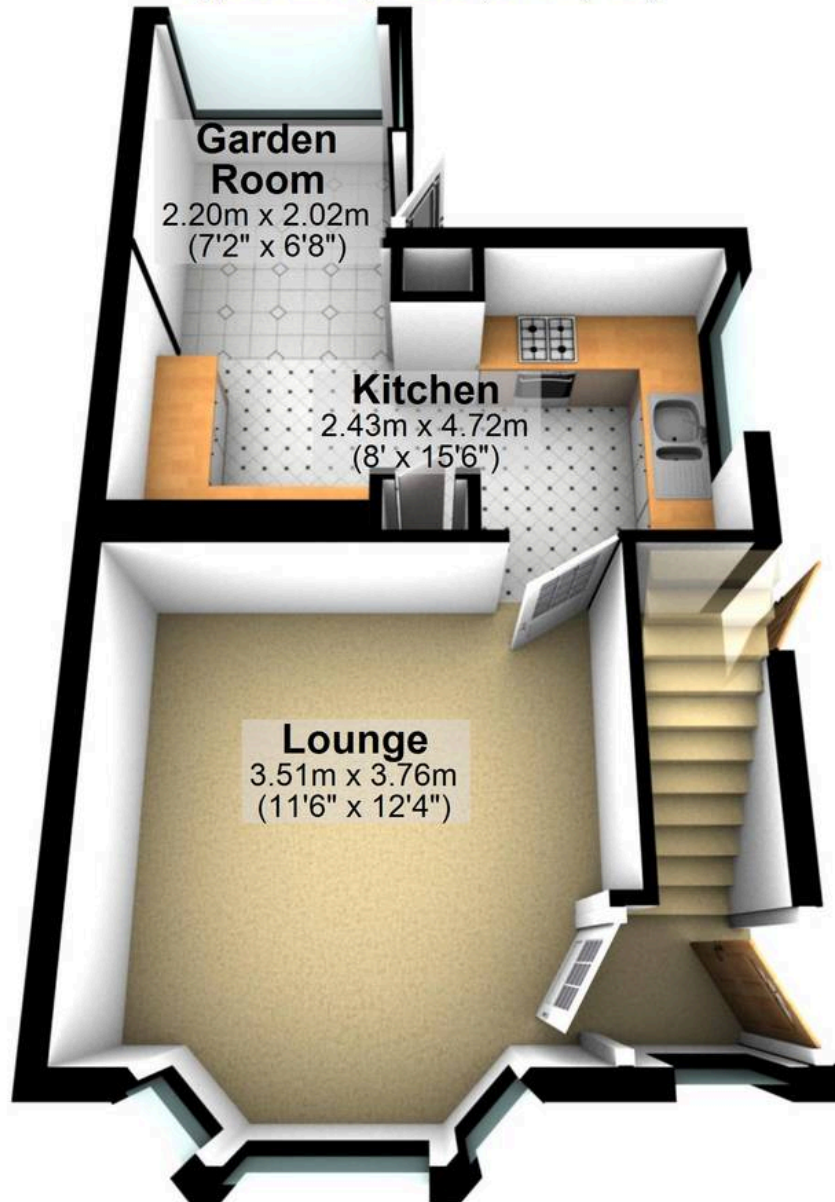
- TWO BEDROOMED SEMI-DETACHED PROPERTY
- LOCATED IN THE HEART OF WELL SOUGHT AFTER FRECHEVILLE
- CLOSE BY TO LOCAL SCHOOLS BIRLEY SPA PRIMARY SCHOOL AND BIRLEY COMMUNITY COLLEGE
- SHORT STROLL TO NUMEROUS LOCAL AMENITIES INCLUDING SHOPS AND EATERIES
- LIGHT AND BRIGHT ACCOMMODATION TOTALLING AN IMPRESSIVE 672 SQ FT
- REAR, PRIVATE LOW MAINTENANCE PATIOED GARDEN SPACE
- PERFECT HOME FOR YOUNG FAMILIES OR YOUNG PROFESSIONALS ALIKE
- AMPLE DRIVEWAY PROVIDING EASY AND CONVENIENT





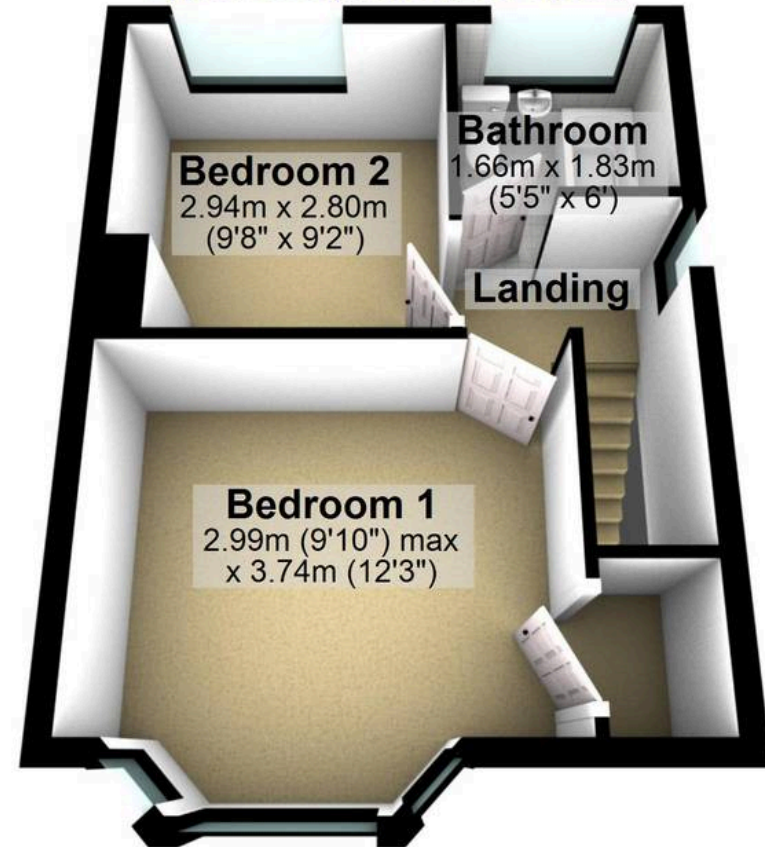
## Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 62.5 sq. metres (672.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.