

Hole House Lane Stocksbridge Sheffield S36 1BT
Guide Price £120,000

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GUIDE PRICE £120,000-£130,000 ** SOUTH FACING REAR GARDEN ** FREEHOLD ** Situated in this popular residential area is this stone fronted, two double bedroom terrace property which enjoys both front and rear gardens, uPVC double glazing, a new boiler and gas central heating. The property has potential to create off-road parking to the front (subject to the necessary consents). In brief, the living accommodation comprises of front uPVC entrance door which opens into the lounge with feature fireplace. Kitchen diner having a range of wall, base and drawer units with a complementary work surface incorporating the sink, drainer and the four ring gas hob with extractor above. Integrated electric oven, space for a washing machine and fridge freezer. Access to the cellar. A staircase rises to the first floor landing with access into the large master bedroom and the four piece suite bathroom comprising bath, separate shower cubicle, WC and wash basin. A further staircase rises to the second floor and double bedroom two with Velux window.

- VIEWING ESSENTIAL
- TWO DOUBLE BEDROOMS
- GARDENS TO BOTH FRONT & REAR
- SPACIOUS ACCOMMODATION
- POPULAR LOCATION





OUTSIDE

To the front is a stone wall, large lawned garden and seating area, a path gives access to the entrance door. To the rear is a wooden decked seating area. Brick built outbuilding. Potential for off road parking to the front (subject to planning).

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

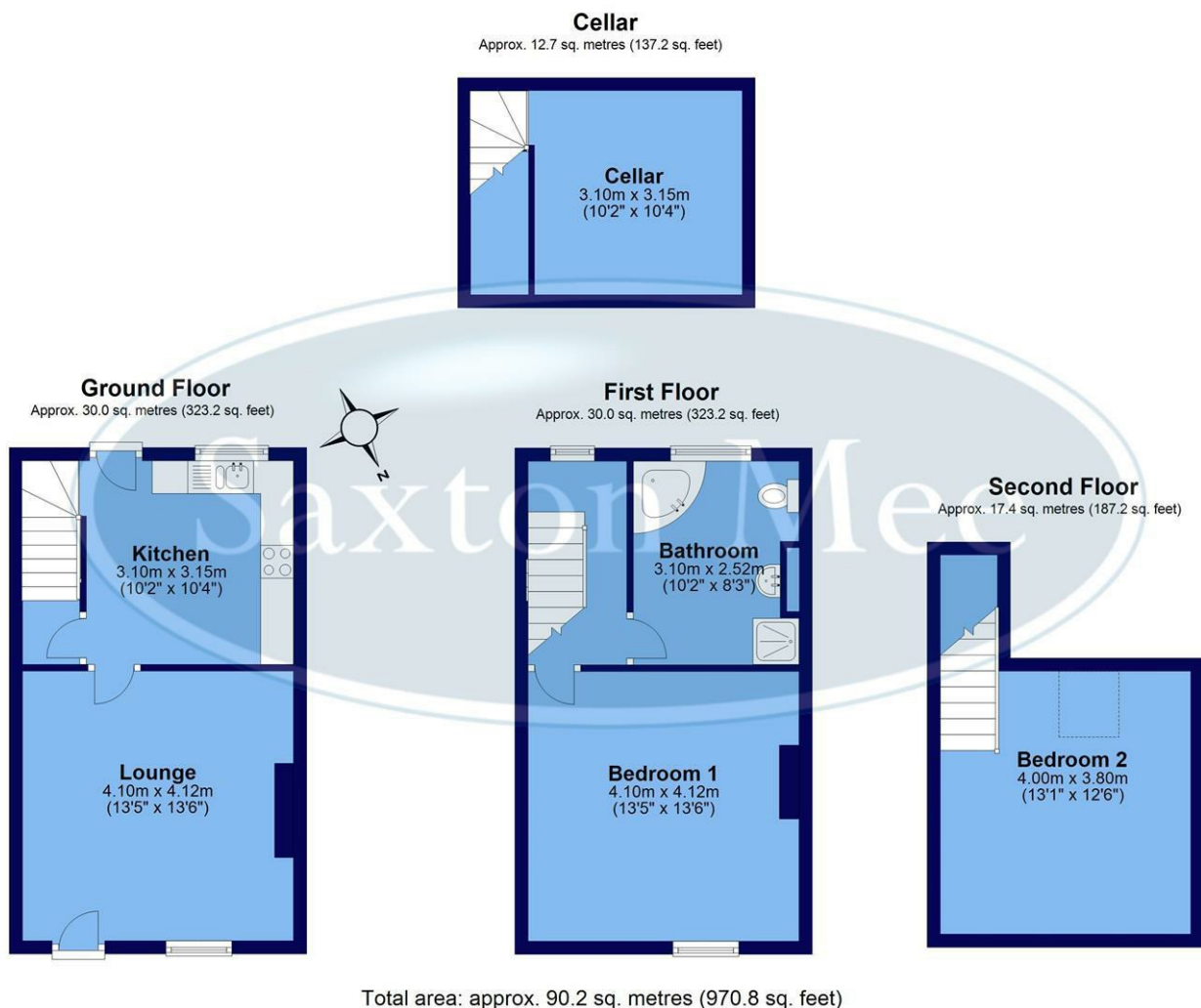
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-39)	G		
Not energy efficient - higher running costs			
England & Wales		58	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-39)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		51	82
EU Directive 2002/91/EC			