

New Road Deepar Sheffield S36 2EJ
Guide Price £280,000

St Luke's
Sheffield's Hospice

New Road

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GUIDE PRICE £280,000-£285,000 ** FREEHOLD ** FABULOUS SOUTH FACING ROOF TERRACE **

Viewing is essential to appreciate the accommodation on offer of this three double bedroom, two bathroom end townhouse which is set over three floors, the property has contemporary minimalist accommodation with full height windows and doors flooding the home with natural light. The property enjoys a private rear garden, a fabulous south facing composite decked roof terrace and benefits from sustainable living with the inclusion of photovoltaic panels, intelligent double glazing, high-efficiency app controlled electric heating and the provision of electric car charging points on site. The property comes with the benefit of two dedicated parking spaces, own EV charger and over six years left on its new home warranty.

Tastefully decorated throughout, the living accommodation briefly comprises enter through a composite door into the entrance hall with a downstairs WC. A door then opens into the open plan lounge and dining kitchen. The luxury kitchen from Square @ Ponsford has a modern and contemporary range of units with contrasting worktops. Fully integrated appliances include a fridge, freezer, dishwasher, washer dryer, electric oven and induction hob. uPVC French doors open onto the fully enclosed rear garden, providing a perfect extension for indoor outdoor dining. There are bespoke shutters to the front and side windows and a useful storage cupboard under the stairs.

From the entrance hall, a staircase rises to the first flooring landing with access into two bedrooms and the main bathroom. Both bedrooms are double in size. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor landing with access into the master bedroom and a south facing roof terrace. The master bedroom comes with the added advantage of an en-suite with double shower enclosure, WC, wash basin and storage over the stairs.

- THREE BEDROOM SKY-HOUSE; A UNIQUE NEW CONCEPT
- IMPRESSIVE ROOF TERRACE, A PRIVATE GARDEN & EV CHARGER
- CONTEMPORARY MINIMALIST STYLING THROUGHOUT
- OPEN-PLAN LIVING SPACES, PREMIUM KITCHEN WITH INTEGRATED APPLIANCES
- ECO FRIENDLY DESIGN, HIGH EFFICIENCY APP CONTROLLED HEATING
- BRIGHT, AIRY & SPACIOUS WITH EXPANSIVE GLAZING
- TWO BATHROOMS INCLUDING ONE EN-SUITE
- TWO DEDICATED PARKING SPACES
- NEW BUILD WARRANTY
- GREAT LOCATION, EXCELLENT COMMUTER LINKS





OUTSIDE

Two allocated parking spaces and visitor parking. Access to the front of the property with a storm porch. A gate opens to the fully enclosed rear garden. Bin store and bike store.

LOCATION

Sky-House is superbly located overlooking the bustling Fox Valley Shopping Centre. Excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

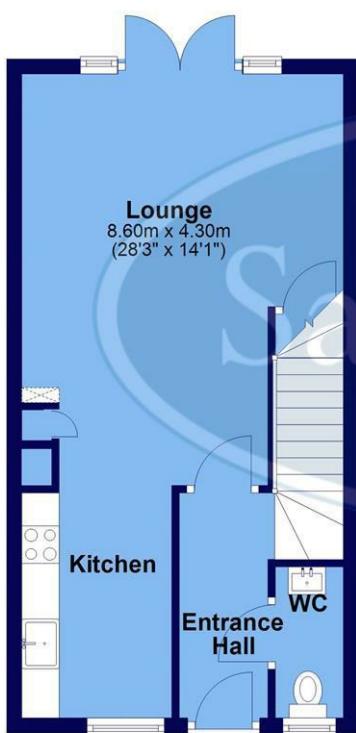
Greg Ashmore MNAEA

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.



Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



Second Floor

Approx. 23.3 sq. metres (250.4 sq. feet)



Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A) plus A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A) plus A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC