

Saxton Mee



Don Terrace Midhopestones Sheffield S36 4GW
Price Guide £240,000

St Luke's
Sheffield's Hospice

Don Terrace

Sheffield S36 4GW

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** FREEHOLD **PRICE GUIDE £240,000- £250,000. Situated in this idyllic location is this much larger than average, two double bedroom cottage built in 1912, the property is close to Underbank Reservoir and which benefits from uPVC double glazing. Included in the sale is a large piece of land to the side with off-road parking for several cars but with the potential for a building plot (subject to planning). In brief, the living accommodation comprises of front entrance door which opens into the entrance lobby which flows into the lounge. The focal point of the lounge is the large cast iron multi-fuel stove inset in the chimney breast, attractive flooring and a good size under stair storage. Open plan kitchen diner having a range of wall, base and drawer units with a granite work surface which incorporates the sink and drainer. Space for a Range cooker, integrated dishwasher, fridge and freezer. A door opens into the extended utility with matching granite work surfaces. Housing and plumbing for a washing machine and tumble dryer. Good size storage cupboard and stable entrance door. Separate downstairs WC. A staircase rises to the first floor landing with access into the large loft space (with scope for conversion - subject to planning). Two large double bedrooms, the master benefiting from a storage cupboard over the stairs. Stylish four piece suite bathroom comprising double walk-in shower, bath, WC and wash basin set in a combination unit and under floor heating.

- **VIEWING ESSENTIAL**
- **FANTASTIC OPPORTUNITY**
- **LAND WITH POTENTIAL FOR A BULDING PLOT (SUBJECT TO PLANNING)**
- **WELL PRESENTED & SPACIOUS ACCOMMODATION**
- **STYLISH FOUR PIECE SUITE BATHROOM**





OUTSIDE

A driveway down the side of the property. Enclosed rear garden which includes an Indian stone patio.

NOTES

An oil tank is located in an outbuilding. Newly fitted boiler. South Yorkshire looks after the drainage, £12.00 per month for water.

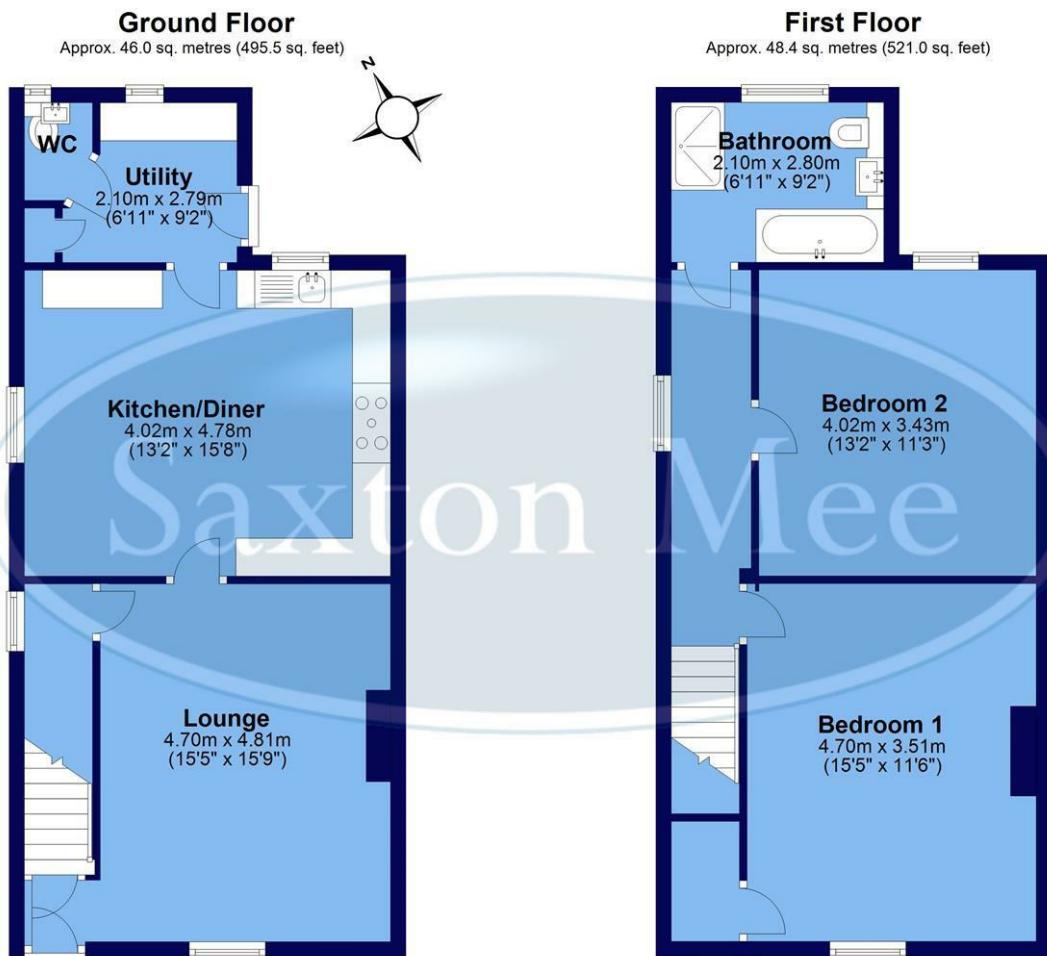
LOCATION

Located in this quiet location in the beautiful village of Midhopestones and being well located for both Sheffield and Barnsley. Local pub. A short distance away is the Fox Valley Retail Park.

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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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current Potential
(B1-B1) B	78
(C2-C4) C	
(D5-D8) D	
(E9-E11) E	
(F12-F14) F	
(G15-G17) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	Current Potential
(B1-B1) B	73
(C2-C4) C	
(D5-D8) D	
(E9-E11) E	
(F12-F14) F	
(G15-G17) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC