

Saxton Mee



Haywood Lane Deepcar Sheffield S36 2QF
Guide Price £325,000

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GUIDE PRICE £325,000-£350,000 ** FREEHOLD ** Offered for sale for the first time in over 40 years is this well maintained four bedroom, two bathroom, two reception room detached property. The property enjoys lovely views and benefits from an Oak fitted kitchen, while also having the potential to be cosmetically updated to your own personal taste. The roof was replaced two years ago and the property also benefits from uPVC double glazing, gas central heating and off-road parking.

In brief, the living accommodation comprises: enter via a porch with access to a store with fitted shelving and the gas boiler. A sliding door then opens into the kitchen which has a range of Oak fitted cupboards with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above and a slim-line dishwasher. The separate utility has plumbing for a washing machine and tumble dryer. From the kitchen, there is access to a shower room and the lounge. The downstairs shower room has a tiled floor, large walk-in shower enclosure and a heated towel rail. The lounge has a large bay window with fabulous views, a gas fire with cast iron surround and the original picture rail. There is then access to an inner lobby which in turn leads to the garden room and the dining room. The garden room has a stone floor and enjoys views of the garden.

On the first floor the principal double bedroom has built-in pine wardrobes, impressive views, and an ensuite shower room. Double bedroom two is to the rear. Bedrooms three and four are currently interlinked which could provide versatile accommodation although could be altered.

- CHAIN FREE
- STUNNING VIEWS
- ELEVATED POSITION
- THREE/FOUR BEDROOMS
- TWO SHOWER ROOMS
- TWO RECEPTION ROOMS
- WELL MAINTAINED
- POTENTIAL TO IMPROVE
- DOUBLE GLAZED
- GAS CENTRAL HEATING





OUTSIDE
Block-paving provides off-road parking for two cars. Access down the side of the property which leads to a door giving access to the cellar which has the original stone table. The rear garden enjoys lovely views over the valley and has a garden pond, lawn and an abundance of planted areas. Shed useful for storage.

LOCATION
Ideally located with 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. Fox Valley Shopping Centre. 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 D.

VALUER
Chris Spooner ANAEA

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.



Total area: approx. 139.2 sq. metres (1498.4 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths.
 Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-68)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		63	77
England & Wales			EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		58	73
England & Wales			EU Directive 2002/91/EC