



The Royd Deepcar Sheffield S36 2SS
Guide Price £275,000

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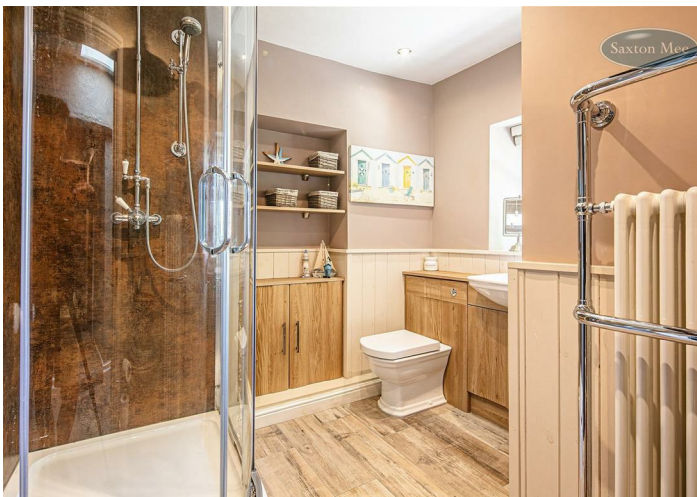
GUIDE PRICE £275,000-£285,000 ** FREEHOLD ** Dating back to the 1830's is this three bedroom stone built cottage which enjoys a lovely front garden and benefits from two off-road parking spaces, a garage, uPVC double glazing and gas central heating. The property is beautifully presented throughout and enjoys a host of original features.

Tastefully decorated throughout, the living accommodation briefly comprises enter via a composite stable door into a lovely garden room with numerous windows including two Velux, making this a bright and airy space, and perfect for enjoying the views. From here, there is access to the lounge and kitchen/diner. The lounge has a large stone chimney breast, which is the focal point of the room. The kitchen/diner has a range of units with a contrasting Quartz worktop which incorporates the sink and drainer. There is an integrated dishwasher along with space for a washing machine, a Range cooker with extractor above, and a fridge freezer. There is an under stair storage cupboard which houses the boiler.

From the kitchen, a staircase rises to the first floor landing with access into a roof space, a separate WC, the three bedrooms and a shower room. The main double bedroom has space for furniture. Double bedroom two has fitted wardrobes, cupboards and a dressing table. Bedroom three is to the rear aspect. The shower room has a double shower cubicle, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- GARDEN ROOM & LOUNGE
- KITCHEN/DINER
- LOVELY FRONT GARDEN
- TWO OFF-ROAD PARKING SPACES
- DETACHED GARAGE
- FOX VALLEY SHOPPING CENTRE
- EASY ACCESS TO SHEFFIELD & MOTORWAYS NETWORKS





OUTSIDE

The property enjoys full rights of way over the neighbouring driveway, giving access to its two off road parking spaces. The detached garage which has an up and over door, electric and lighting. A wrought iron gate opens to the front garden which has an artificial lawn, stone flagged patio and a variety of plants and shrubs.

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.

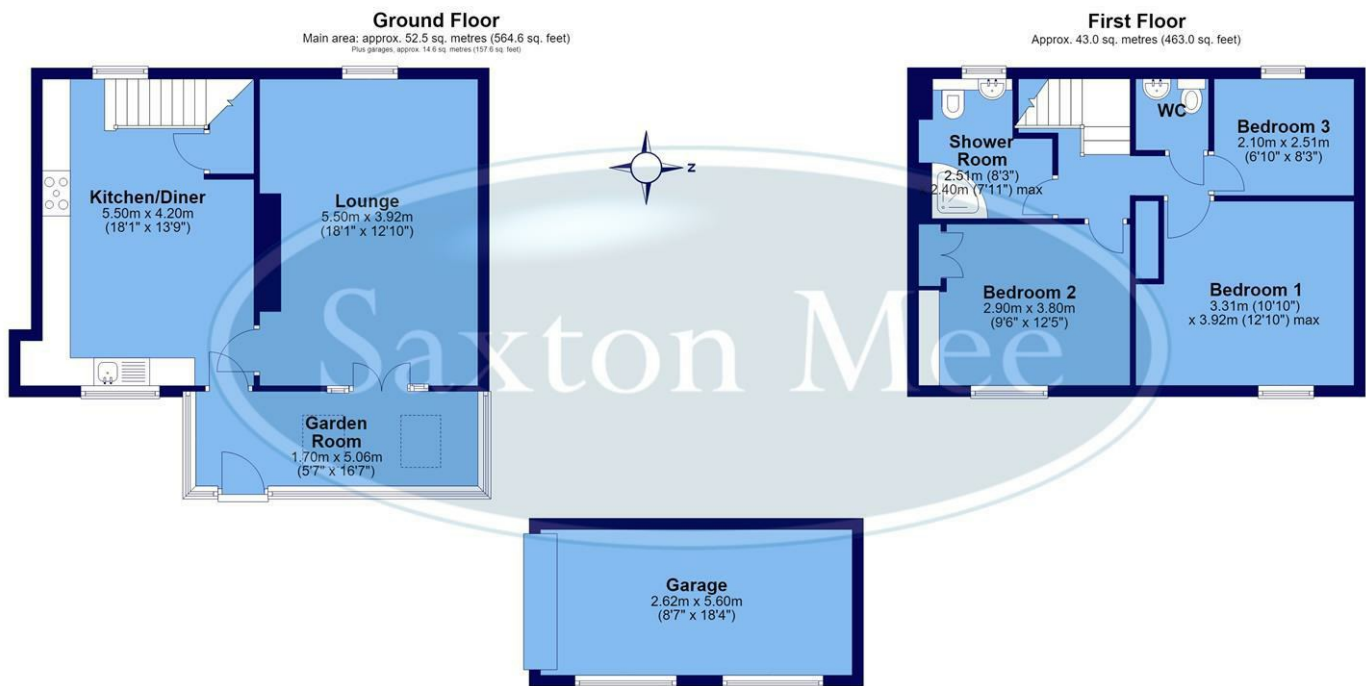
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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.



Main area: Approx. 95.5 sq. metres (1027.6 sq. feet)
 Plus garages: approx. 14.6 sq. metres (157.6 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) 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 (92 plus) 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			
England & Wales		EU Directive 2002/91/EC	