



Knowle Lane Sheffield S11 9SJ  
Offers In The Region Of £600,000

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Located in what is undoubtedly one of Sheffield's finest suburbs is this superb three/four bedroom semi-detached family home which enjoys an elevated position benefitting from stunning panoramic views and privacy. The property has been greatly improved by the current owners who have pleasingly retained some charming period features which have been enhanced by a wonderful contemporary décor and modern fixture/fittings. On the ground floor the accommodation briefly comprises a spacious entrance hall which leads to a downstairs WC/cloakroom with useful space for coats and shoes, a bay windowed living room that features original ceiling coving, fitted alcove storage and a modern gas coal effect fire; and an impressive open plan kitchen diner to the rear aspect that benefits from a multi-fuel stove, fitted alcove storage, a composite side door, and patio doors to the rear garden. The kitchen area enjoys extensive quartz worktops, a range of handle-less fitted cupboards, and integrated Bosch appliances to include a self-cleaning electric oven, combi microwave oven, induction hob, a Siemens dishwasher, and a fridge/freezer. On the first floor there is a large double bedroom to the front aspect that has a bay window taking full benefit of the stunning views, a large double bedroom to the rear aspect which has a feature fireplace and two spacious fitted wardrobes, a third smaller double bedroom to the rear, a fourth bedroom that could be used as a home office or child's bedroom, and a well appointed bathroom which is partially tiled and comprises a white 'P' shaped bath with a shower over, a wash hand basin with vanity unit, WC, and a chrome heated towel rail. From the landing area, there is access to a huge loft space which is partially boarded and offers exciting potential to be easily converted.

- PERFECT FAMILY HOME
- EXCELLENT SCHOOL CATCHMENT
- FABULOUS SIZED GARDEN
- THREE/FOUR BEDROOMS
- OPEN PLAN DINING KITCHEN
- ELEVATED POSITION
- STUNNING VIEWS
- WELL PRESENTED THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND/CONVERT LOFT





**OUTSIDE**

The property is set well back from the pavement by way of a driveway which allows off road parking for at least two cars, and a well stocked front garden. Secure wrought iron gates lead down to the side of the property to a detached brick-built single garage. To the rear is a fabulous sized private garden which features a large lawn area, a patio area ideal for outdoor eating, and a variety of well established, plants, shrubs, and small trees.

**LOCATION**

Number 114 is located between the junctions of Hooper Avenue and Harley Road. A hugely popular location partly due to the proximity of the excellent local schools including Ecclesall Primary, High Storrs, and Silverdale secondary schools. There is a small but very convenient selection of shops located at nearby Bents Green which includes the extremely popular Kringle Danish bakery, a butchers, chemist and Post Office/convenience store. Regular bus routes can be found within walking distance, and both Ecclesall Road and Sheffield City Centre are easily accessible. The glorious outdoor scenery of the Peak District is just a short distance away as you head up Knowle Lane and out through Ringinglow Road.

**MATERIAL INFORMATION**

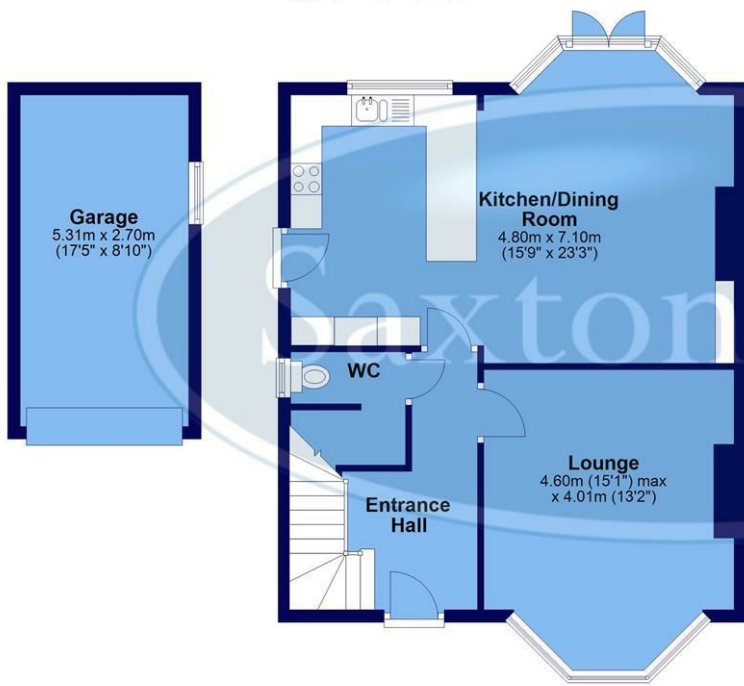
The property is currently leasehold with 202 years remaining from an initial 300 years from 1928 with a ground rent of £6.50 per year, and is Council Tax Band E. N.B. The vendor of this property is an employee of Saxton Mee.

**VALUER**

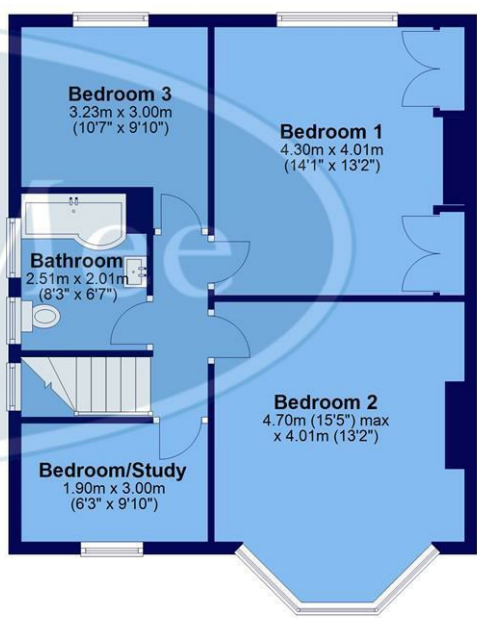
Chris Spooner ANAEA

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.

**Ground Floor**  
Main area: approx. 60.6 sq. metres (652.1 sq. feet)  
Plus garages, approx. 14.3 sq. metres (154.0 sq. feet)



**First Floor**  
Approx. 59.1 sq. metres (636.0 sq. feet)



Main area: Approx. 119.7 sq. metres (1288.1 sq. feet)  
Plus garages, approx. 14.3 sq. metres (154.0 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 | (92 plus) <b>A</b>      |         |           |
|   | (81-91) <b>B</b>        |         |           |
|   | (69-80) <b>C</b>        |         |           |
|   | (55-68) <b>D</b>        |         |           |
|   | (39-54) <b>E</b>        |         |           |
|   | (21-38) <b>F</b>        |         |           |
| Not energy efficient - higher running costs | (1-20) <b>G</b>         |         |           |
| <b>England &amp; Wales</b>                  |                         | 82      | 65        |
|   | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b>      |         |           |
|   | (81-91) <b>B</b>        |         |           |
|   | (69-80) <b>C</b>        |         |           |
|   | (55-68) <b>D</b>        |         |           |
|   | (39-54) <b>E</b>        |         |           |
|   | (21-38) <b>F</b>        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20) <b>G</b>         |         |           |
| <b>England &amp; Wales</b>                                      |                         |         |           |
|   | EU Directive 2002/91/EC |         |           |