

Saxton Mee



**Hollins Drive Rivelin Sheffield S6 5GP**  
**Offers Around £275,000**

**St Luke's**  
Sheffield's Hospice

# Hollins Drive

Sheffield S6 5GP

Offers Around £275,000

**\*\* SOUTH FACING REAR GARDEN \*\* NO CHAIN \*\*** Situated at the head of this quiet cul-de-sac in this lovely position is this three bedroom semi detached property which enjoys a lovely, south facing rear garden and benefits a driveway providing off-road parking, a detached garage, double glazing and gas central heating. The property is in need of a full refurbishment and ideal for the discerning purchaser to alter, adapt and update to their own tastes. Located in this extremely popular area of Stannington/Rivelin with excellent amenities close-by and served by regular public transport.

In brief, the living accommodation comprises front porch which opens into the entrance hall with access into the kitchen and the dining room. The kitchen has a range of units and an integrated oven. There is an under stair pantry and an entrance door. The dining room has an opening through to the lounge which has a bay window allowing natural light.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master bedroom has a front bay window making this a bright and airy space and a has a row of fitted wardrobes and cupboards. Double bedroom two overlooks the rear and again has a row of fitted wardrobes. Single bedroom three is to the front aspect. The bathroom has a three piece suite including bath, WC and wash basin.

- CHAIN FREE
- ENVIALE POSITION ON A QUIET CUL-DE-SAC
- THREE BEDROOM SEMI DETACHED
- IN NEED OF COMPLETE REFURBISHMENT
- DRIVEWAY & DETACHED GARAGE
- SOUTH FACING REAR GARDEN
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY





## OUTSIDE

To the front is a planted garden. A driveway to the side leads to the detached garage. The good sized rear garden is south facing and includes lawned gardens and planted areas.

## LOCATION

Situated in this extremely popular area of Stannington/Rivelin with excellent amenities close-by. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway links. Beautiful country walks in the Rivelin Valley and in turn open countryside at Bradfield.

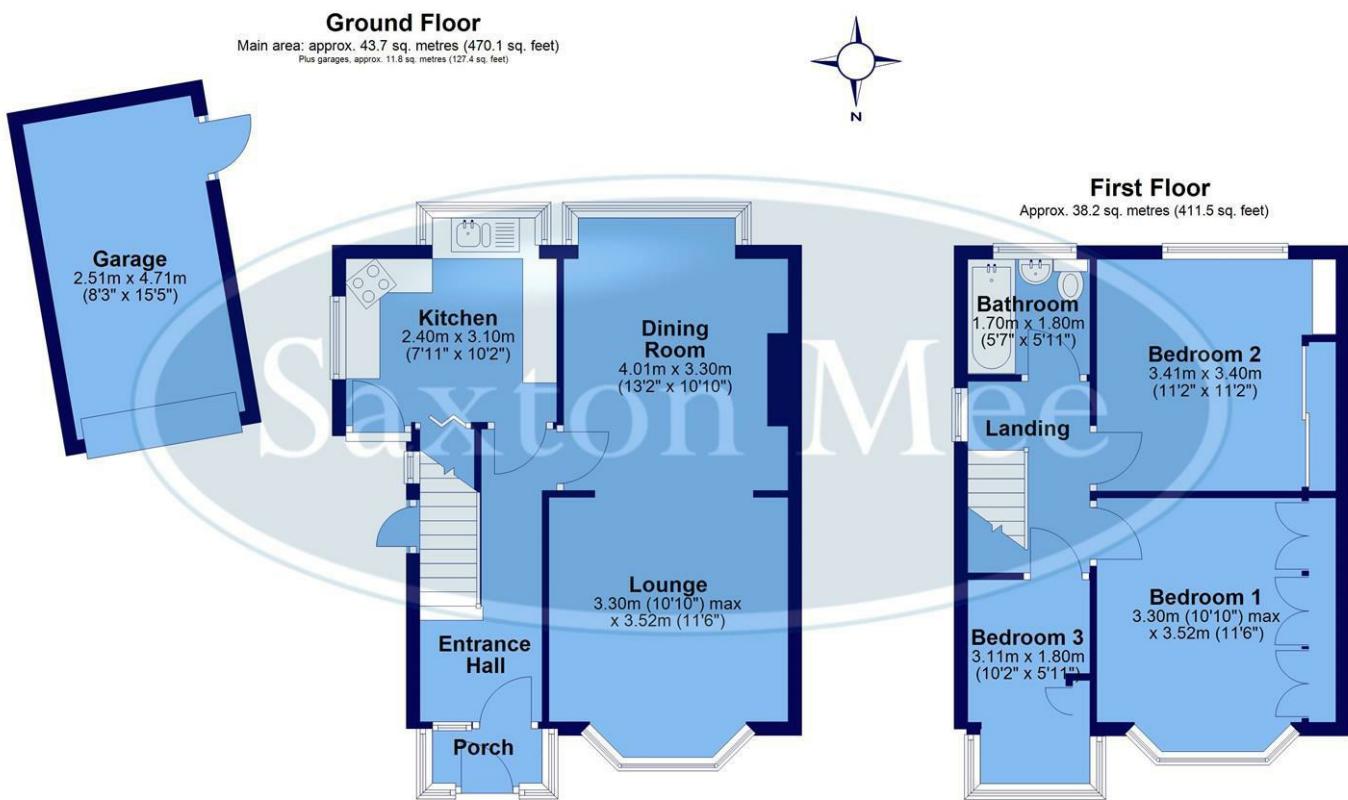
## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1945. Ground Rent is £10.50 p/a. The property is currently Council Tax Band C.

## VALUER

Chris Spooner

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. 81.9 sq. metres (881.6 sq. feet)  
Plus garages, approx. 11.8 sq. metres (127.4 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	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	G