

Rivelin Park Road Rivelin Sheffield S6 5GE  
Offers In Excess Of £295,000



## Rivelin Park Road

Sheffield S6 5GE

**Offers In Excess Of £295,000**

(Offers Over - £295,000) \*\* EARLY VIEWING ADVISED \*\* An immaculately presented, three bedroom semi-detached home situated on this sought after stretch of homes right on the cusp on the Rivelin Valley, which is deemed an area of outstanding natural beauty. The property has been upgraded throughout by the current owners to a high standard including a full new roof in August 2021 and benefits from gas fired central heating as well as uPVC double glazed windows. In summary, the spacious accommodation briefly comprises: Entrance hallway with feature oak staircase and glass balustrade. A door leads into the kitchen area having a range of modern, contemporary high gloss units and tiled splash back. Integrated appliances include an under counter fridge, electric oven, gas hob with extractor above and a washing machine. The hub of this family home covers the entirety of the ground floor, with the open plan living/dining/kitchen space perfect for entertaining and hosting. The lounge area is located to the front and enjoys a bay window allowing an array of natural light, space for an electric stove fire and oak mantle above. Whilst to the rear is the dining area with chimney breast and a rear facing uPVC window. First floor: Two double bedrooms, the master benefitting from a large bay window with pleasant views and fitted sliding wardrobes. Single bedroom three/home office. Modern family bathroom with tiling to the floor and walls, bath with shower over, wash hand basin, W.C and towel rail. There is a further loft space which is ripe for conversion (plans available) and is currently boarded for storage and is easy to access via a pull down ladder.

- THREE BEDROOMS
- TASTEFULLY DECORATED THROUGHOUT
- MODERN, STYLISH KITCHEN
- OPEN PLAN LIVING
- PERFECT FOR A FAMILY
- DELIGHTFUL REAR GARDEN
- HOT TUB
- WORKSHOP/GARAGE







## OUTSIDE

To the front is a double width driveway providing ample off street parking and leading to the detached workshop/garage/store room which has potential to be used for a wide variety of hobbies or work. The workshop enjoys further storage in the roof space which is easily accessible. A gate leads into the low maintenance garden with a patio, lawn and deck as well as space for a vegetable patch. The canopy and hot tub beneath are to be included within the sale.

## LOCATION

Rivelin Park Road is located in this quiet backwater, cul-de-sac position nestled above the leafy Rivelin Valley with beautiful walks close by. Well regarded local schools and regular public transport links. Popular public houses and restaurants in Stannington Village. An array of local amenities including bakery, post office, hairdressers, co-op superstore, well regarded local fish & chip shop, green grocers and chemist. The area is well regarded and is suitable for a range of buyers.

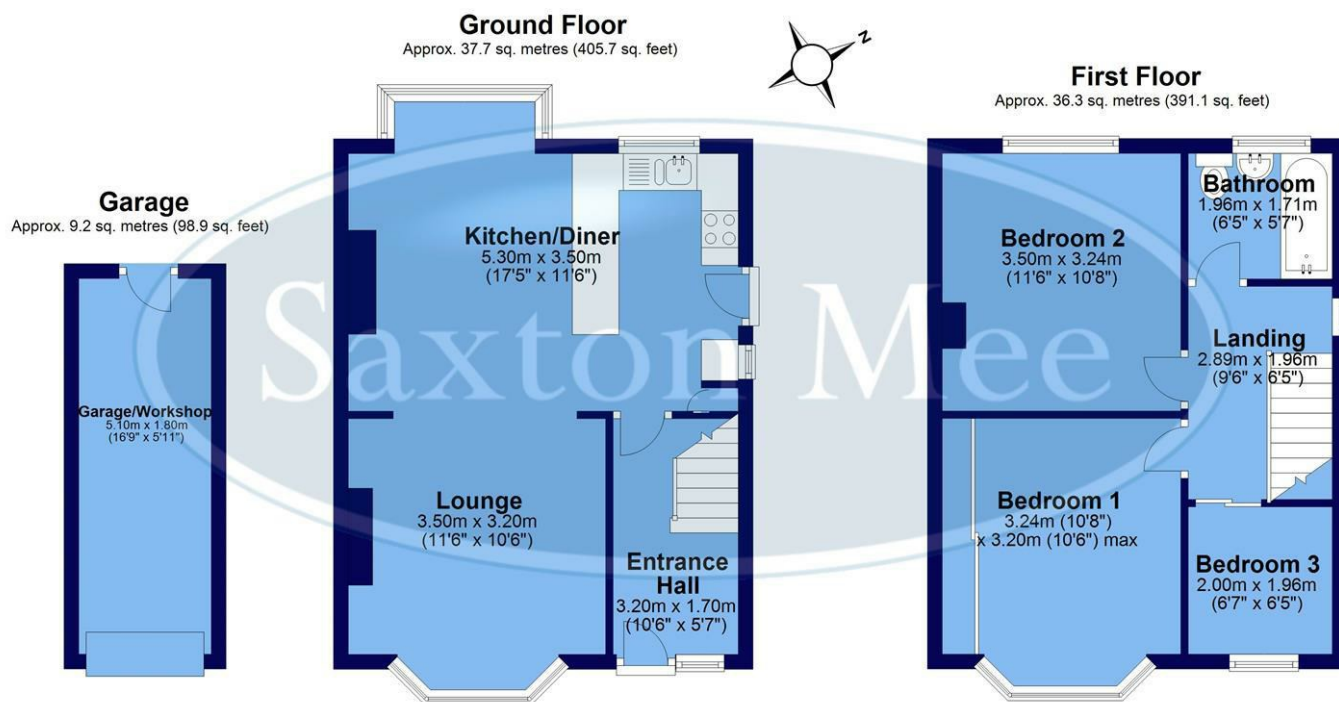
## GENERAL INFORMATION

The property is Council Tax band C and is held on an 800 year lease from 1945 with a ground rent of £10.50 payable per annum.

## VALUER

Lewis T. Hughes 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.



Total area: approx. 83.2 sq. metres (895.7 sq. feet)

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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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	