

Saxton Mee



**Aysgarth Road Birley Carr Sheffield S6 1HU**  
**Offers Around £350,000**

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

# Aysgarth Road

Sheffield S6 1HU

Offers Around £350,000

**\*\* STUNNING ACCOMMODATION \*\*** A fabulous opportunity to acquire this extended, four double bedroom, stone built period semi detached property which has been lovingly renovated to an extremely high standard. Renovations include new a new kitchen and bathroom, uPVC Sash windows throughout, composite entrance doors, re-wired and a large two storey, stone built extension. The property enjoys a fully enclosed landscaped rear garden and benefits from off road parking. The spacious accommodation set over four levels including the cellar briefly comprises: a composite entrance door opens into the extended entrance porch. A further composite entrance door opens into the entrance hall. Well presented lounge with a large bay window flooding the room with natural light and original attractive wooden floorboards. The focal point of the lounge is the open fire set in the original fireplace. Dining room again with a fireplace and original wooden floorboards. A cellar which extends under the lounge and dining room offering useful storage. Off the dining room is a useful utility with housing and plumbing for a washing machine, wall mounted combination boiler, sink and drainer. Side composite entrance door. Downstairs WC. From the dining room access into the extended breakfast kitchen with a modern range of solid wood wall, base and drawer units. Attractive granite work surfaces. Integrated appliances including two electric ovens, fridge, freezer and dishwasher. Five ring gas hob. Bi-fold doors open onto the rear garden. A fabulous open plan staircase rises to double bedroom four. Two further double bedrooms, the master benefiting from a storage cupboard over the stairs and original cupboards and both benefiting from case iron fireplaces. Four piece suite bathroom. Second floor: large attic bedroom three with excellent fitted storage into the eaves.

- **VIEWING ESSENTIAL**
- **SUPERB ACCOMMODATION**
- **FOUR DOUBLE BEDROOMS**
- **OFF ROAD PARKING**
- **LANDSCAPED REAR GARDENS**





## OUTSIDE

To the front is a low wall encloses the front forecourt. An Indian Stone driveway provides off road parking which leads to a gate opening to the fully enclosed rear garden which has been recently landscaped and includes an Indian Stone patio, a gate and steps lead to a lawn garden with attractive planted area. Garden shed.

## LOCATION

Within a short distance of regular public transport. Easy access to Sheffield city centre, central hospitals and universities.

## 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.



Total area: approx. 178.3 sq. metres (1919.4 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.  
Yorkshire EPC & Floor Plans Ltd  
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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	82
England & Wales	68

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	77
England & Wales	62