



Slackfields Lane Wharncliffe Side Sheffield S35 0DU
Offers Around £450,000

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**** FREEHOLD ** NO CHAIN ** CERTIFICATE OF LAWFUL USE AND DEVELOPMENT HAS BEEN GRANTED TO COMBINE TWO DWELLINGS INTO ONE **** An exciting opportunity has arisen to acquire this stone built, detached period property situated on this quiet no-through road while enjoying the breathtaking rear views over open countryside. Originally three separate cottages, this is currently utilised as two separate dwellings, No 6 has three bedrooms, No 4 being a one bedroom, these two properties are being sold together giving the option to merge as one or the possibility of retaining No 4 as either a source of income or as an annexe for a family member. The property enjoys a lovely rear garden and benefits from parking to the front and side, uPVC double glazing and gas central heating.

No 6 briefly comprises: enter through a uPVC door into the living/dining room with lovely features including exposed timber beams and a stone mullion fireplace. A door then opens into the well proportioned lounge with two front windows allowing natural light, exposed timber beams and a stone mullion fireplace. From the living room, a door opens into the inner hallway with pantry area and access into the conservatory and kitchen. The extended conservatory is perfect for enjoying the stunning views and has French doors opening to the rear. The separate kitchen has a range of wall and base units with a contrasting worktop which incorporates the one and a half bowl sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the family bathroom. The principal bedroom has a window seat. Double bedroom two has a walk-in wardrobe. Bedroom three is to the rear aspect. The bathroom has a three piece suite including bath with electric shower, WC, wash basin and a cupboard which houses the gas boiler.

- CERTIFICATE OF LAWFUL USE AND DEVELOPMENT HAS BEEN GRANTED TO COMBINE TWO DWELLINGS INTO ONE
- EXCITING OPPORTUNITY
- UNIQUE STONE BUILT DETACHED PROPERTY WITH TWO SEPARATE DWELLINGS
- BREATHTAKING REAR VIEWS
- GOOD SIZED GARDEN
- PARKING TO THE FRONT & SIDE
- EASY ACCESS TO THE AMENITIES IN WHARNCLIFFE SIDE & OUGHTIBRIDGE
- A SHORT JOURNEY INTO STOCKSBRIDGE & FOX VALLEY SHOPPING CENTRE
- NO CHAIN
- FREEHOLD





NUMBER 4

No 4 briefly comprises: enter through a front uPVC entrance door into the lounge with exposed timber beams, stone mullion fire surround and exposed stonework. A door then opens into the breakfast kitchen which has a range of white shaker style wall and base units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob above along with housing and plumbing for a washing machine and space for a fridge freezer. There is a cupboard under the stairs for storage and a door opening to the staircase. To the first floor is a bedroom and bathroom. The bedroom is a generous double with a period stone mullion fireplace with cast iron grate within. The well proportioned bathroom has a three piece suite including bath with electric shower, WC and wash basin. A cupboard houses the modern Vaillant gas boiler (fitted 2023) and there is access into the loft space.

OUTSIDE

Parking to the front of the property with steps descending to a concreted area with slate chippings and raised planters. Further parking for two cars at the side of the property and this leads to a hard standing for a shed with potential for a garage, subject to planning. To the rear of the property is a fully enclosed, generous tiered garden with numerous areas including a lawn, seating area with pergola and a greenhouse.

LOCATION

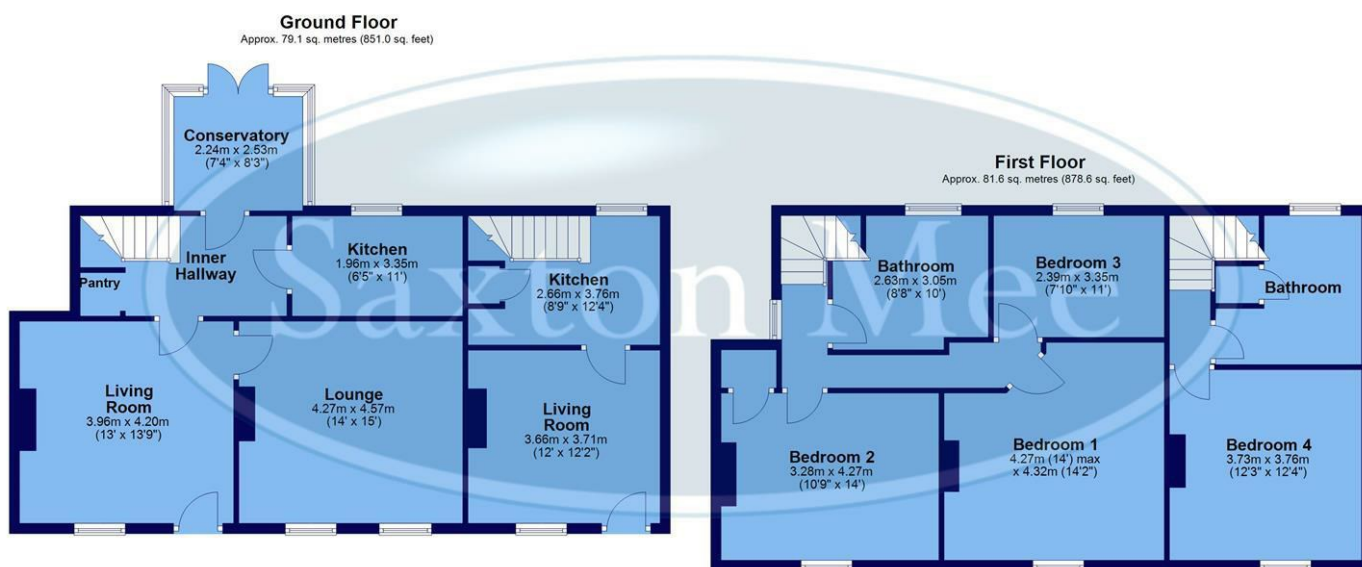
The villages of Wharnccliffe Side and Oughtibridge are close by with local amenities including a Co-op, Wharnccliffe Primary & Nursery School. A short car journey into Stocksbridge and Fox Valley Shopping Centre as well as Sheffield City Centre with its excellent amenities, Universities and Hospitals. Good motorway links. Train station approx 25 minute journey. Beautiful country walks including Ewden Dam, and just a short drive to Low and High Bradfield. The property is also adjacent to Glen Howe Park.

MATERIAL INFORMATION

Please note that the EPC rating for dwelling number 4 is E45 - B89 and the council tax band is currently band A. The EPC rating for dwelling number 6 is D55 - B90 and the council tax band is currently band B. Both properties are Freehold. Both properties have Gas Safety Certificates and new EICR's.

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. 160.7 sq. metres (1729.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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