

Saxton Mee



Halifax Road Grenoside Sheffield S35 8PA
Asking Price £295,000

St Luke's
Sheffield's Hospice

Halifax Road

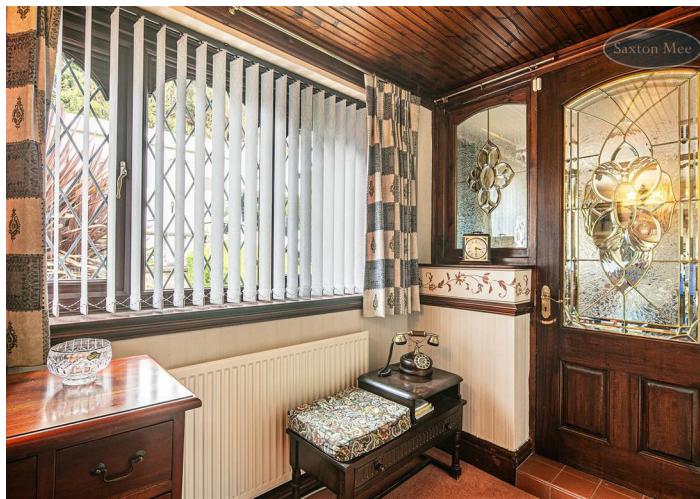
Sheffield S35 8PA

Asking Price £295,000

**** FREEHOLD ** SOUTH FACING REAR GARDEN ** NO CHAIN **** Situated at the end of this cul-de-sac is this generously proportioned, two double bedroom detached bungalow which enjoys a lovely, south facing rear garden and benefits from a driveway providing off-road parking, a large garage, uPVC double glazing and gas central heating. The property has been well kept by the current owner for over 40 years. In brief, the living accommodation comprises, front uPVC door which opens into the entrance lobby with space for coats and shoes and has access into the integral garage. The larger than average garage has a front electric door and a utility area to the rear with plumbing for a washing machine along with a rear entrance door. From the entrance lobby, a door opens into the hall with access into the useful loft space, the lounge, the kitchen/diner, the two bedrooms and the shower room. The lounge has an electric fire and uPVC sliding doors which open into the garden room. This bright and airy space is perfect for enjoying the rear garden views. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with space for a dishwasher and fridge. There is space for a dining table and chairs, the housed gas boiler and a rear stable entrance door. The master double bedroom has a range of fitted wardrobes and cupboards. Double bedroom two has a bay window and again fitted wardrobes and cupboards. The shower room has a large walk-in shower, WC and wash basin.

- EARLY VIEWING ADVISED
- SPACIOUS, TWO BEDROOM BUNGALOW
- SOUTH FACING REAR GARDEN
- DRIVEWAY & GOOD SIZE INTEGRAL GARAGE
- LOVELY GARDEN ROOM
- LOUNGE & KITCHEN/DINER
- SHOWER ROOM
- LOCAL AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE M1 MOTORWAY





OUTSIDE

Situated at the end of this cul-de-sac position, a wall encloses the front gravelled garden. A driveway providing off-road parking leads to the integral garage. To the rear is a south facing garden which has a patio, greenhouse, outside lighting and an abundance of plants, shrubs and trees.

LOCATION

Located within just minutes from local amenities and transport links with the M1 motorway and Sheffield City Centre within easy access.

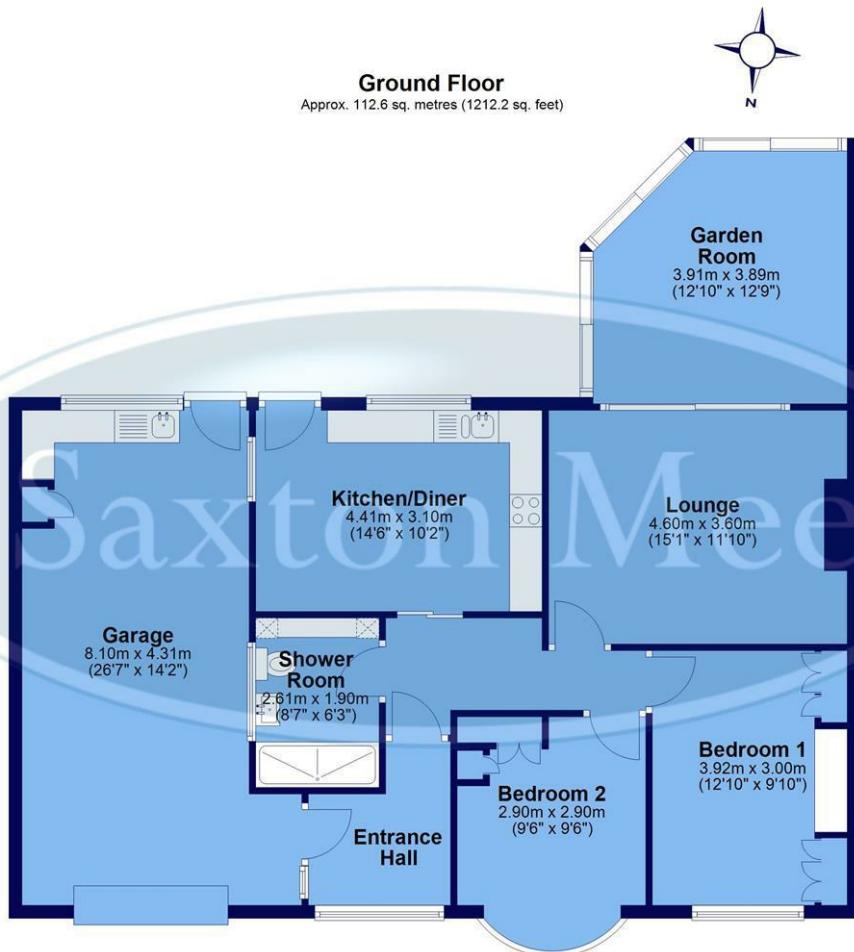
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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.



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(58-68)	D
(39-57)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	G

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(58-68)	D
(39-57)	E
(21-38)	F
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Not environmentally friendly - higher CO ₂ emissions	
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