

Saxton Mee



Hill Top Oughtibridge Sheffield S35 0GQ
Price Guide £300,000



Hill Top

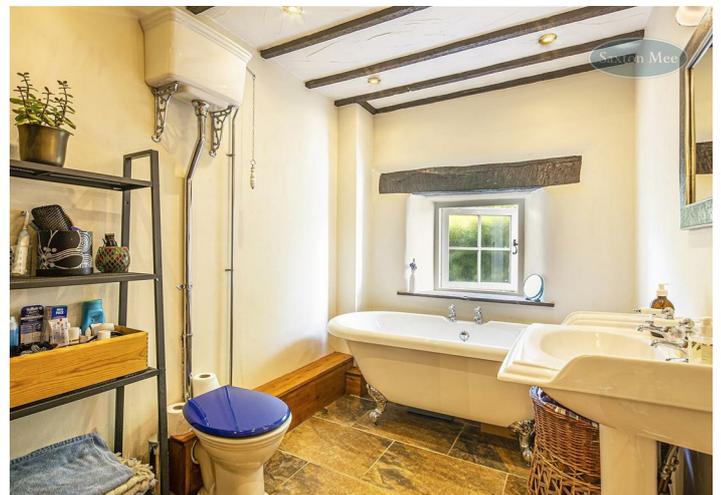
Sheffield S35 0GQ

Price Guide £300,000

GUIDE PRICE £300,000-£325,000 ** OFF ROAD PARKING **FREEHOLD **
Situated in this idyllic location and enjoying superb views is this stone built, two double bedroom detached, file cutters cottage dating back to the 1840s which was refurbished and extended in 2014. The property benefits from a large garage, underfloor heating throughout the ground floor and cast iron radiators in the bedrooms with an electric heating system, hardwood windows with fitted shutters to the first floor, chimneys lined with Thermocrete and lovely gardens. In brief, the spacious living accommodation comprises of entrance door which opens into the open plan lounge and dining room, the focal point of the room is the stone fireplace with cast iron multi-fuel stove, stone flagged flooring with underfloor heating. Downstairs WC. The kitchen has a range of wall, base and drawer units with complimentary work surfaces which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include double electric oven, dishwasher and fridge freezer. A window seat perfect for enjoying the fantastic views. A storage cupboard houses the hot water tank while storage under the stairs provides housing and plumbing for a washing machine and tumble dryer. Stable entrance door. A staircase rises to the first floor landing with access into the two double bedrooms both benefiting from the fabulous views. The master benefits from high ceilings and a Velux window. Bedroom two benefits from a stone fireplace with cast iron multi-fuel stove. Access into the fully boarded loft which benefits from lighting. Four piece suite bathroom comprising freestanding bath, shower, WC and wash basin.

- VIEWING IS A MUST!
- IDYLIC LOCATION
- FANTASTIC VIEWS
- WELL PRESENTED ACOMMODATION
- TWO DOUBLE BEDROOMS
- FOUR PIECE SUITE BATHROOM
- LARGE GARAGE





OUTSIDE

Off road parking and good size garage with electric door. Lovely gardens areas to three sides. Fabulous terrace with glass balustrade taking into the fabulous views. Coal and log store.

LOCATION

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary and Bradfield Secondary. Attractive local country walks. Regular public transport. Easy access to Fox Valley Shopping Centre, motorway connections and Sheffield city centre.

NOTES

The property is Freehold and currently Council Tax Band D.

VALUER

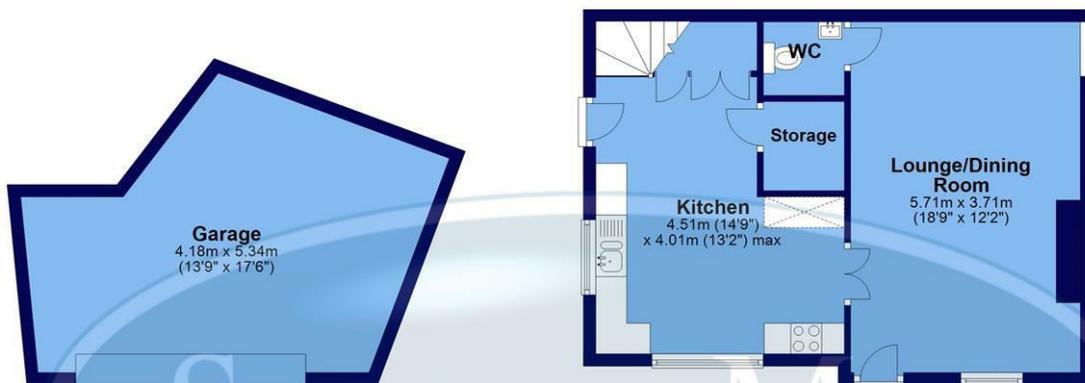
Greg Ashmore MNAEA

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.

Saxton Mee

Ground Floor

Main area: approx. 43.4 sq. metres (467.0 sq. feet)
Plus garages: approx. 23.6 sq. metres (254.0 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Main area: Approx. 86.8 sq. metres (934.0 sq. feet)
Plus garages: approx. 23.6 sq. metres (254.0 sq. feet)

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Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	57	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		