

Old Mill Lane Oughtibridge Sheffield S35 0LB  
Guide Price £280,000



# Old Mill Lane

Sheffield S35 0LB

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GUIDE PRICE £280,000-£290,000 \*\* FREEHOLD \*\* Situated in this village location is this three bedroom, two bathroom townhouse with sustainable living with the inclusion of double glazing, an indoor heat pump and energy recovery system, app controlled electric heating and electric vehicle charging capabilities. The property comes with the benefit of a dedicated parking space and this property benefits from 8 years left on the 10-year new home warranty. The old Mill building has been converted into a destination restaurant by award-winning Sheffield restaurant, Joro. The converted mill will be a new community destination for the area, for food, drink, work and leisure.

Stylishly decorated throughout, the spacious living accommodation briefly comprises front composite door which opens into the entrance hall with a storage cupboard and access into the open plan kitchen/diner and lounge. The kitchen has a modern range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, electric oven and a four ring hob with extractor above. There is a uPVC door opening onto an enclosed garden area, an under stair storage with housing and plumbing for a washing machine and a downstairs WC.

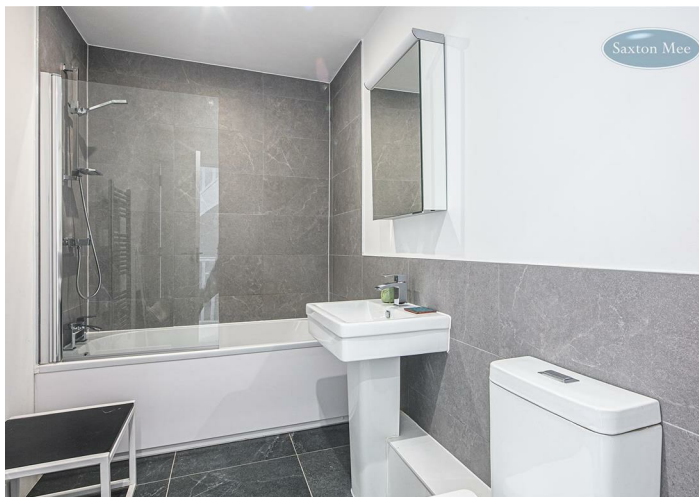
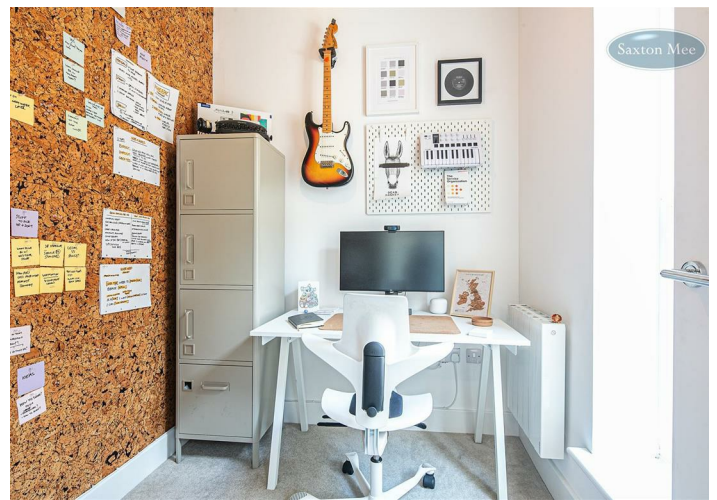
From the entrance hall, a staircase rises to the the first floor landing with a study area and access to a balcony with composite decking. Access into double bedroom two (currently used as a second reception room) and the main bathroom with a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and the master bedroom which comes with an en suite shower room with double shower cubicle, WC and wash basin. A further staircase rises to the third floor landing with sliding doors opening onto a roof terrace with composite decking, perfect for outside entertaining. You will also find single bedroom three which is currently used as a home office.

- THREE BEDROOM TOWNHOUSE
- MASTER BEDROOM WITH EN SUITE
- OPEN PLAN LIVING
- ROOF TERRACE
- DEDICATED PARKING SPACE WITH EV CHARGING POINT
- AWARD WINNING DEVELOPMENT BY BESPOKE LOCAL HOUSEBUILDER
- INCLUDES INDOOR HEAT PUMP & APP CONTROLLED ELECTRIC HEATING
- VILLAGE LOCATION, 5 MILES FROM SHEFFIELD CITY CENTRE







## OUTSIDE

Allocated parking space with EV charging point. Visitor parking. Well-kept communal garden area.

## LOCATION

The villages of Wharnccliffe Side and Oughtibridge are close by with excellent local amenities including café, pubs, GP Doctors surgery, a Co-op and good local schools. Glen Howe Park is on the doorstep with a children's play area and acres of green open space. Fox Valley Shopping Centre is only a short car journey as too is Sheffield City Centre with its excellent amenities, Universities and Hospitals. There are excellent motorway links and a train station only 25 minutes away. Bradfield and the Peak District are only a short drive away but there are stunning county walks on the doorstep including Glen Howe Park, Morehall and Ewden Dams.

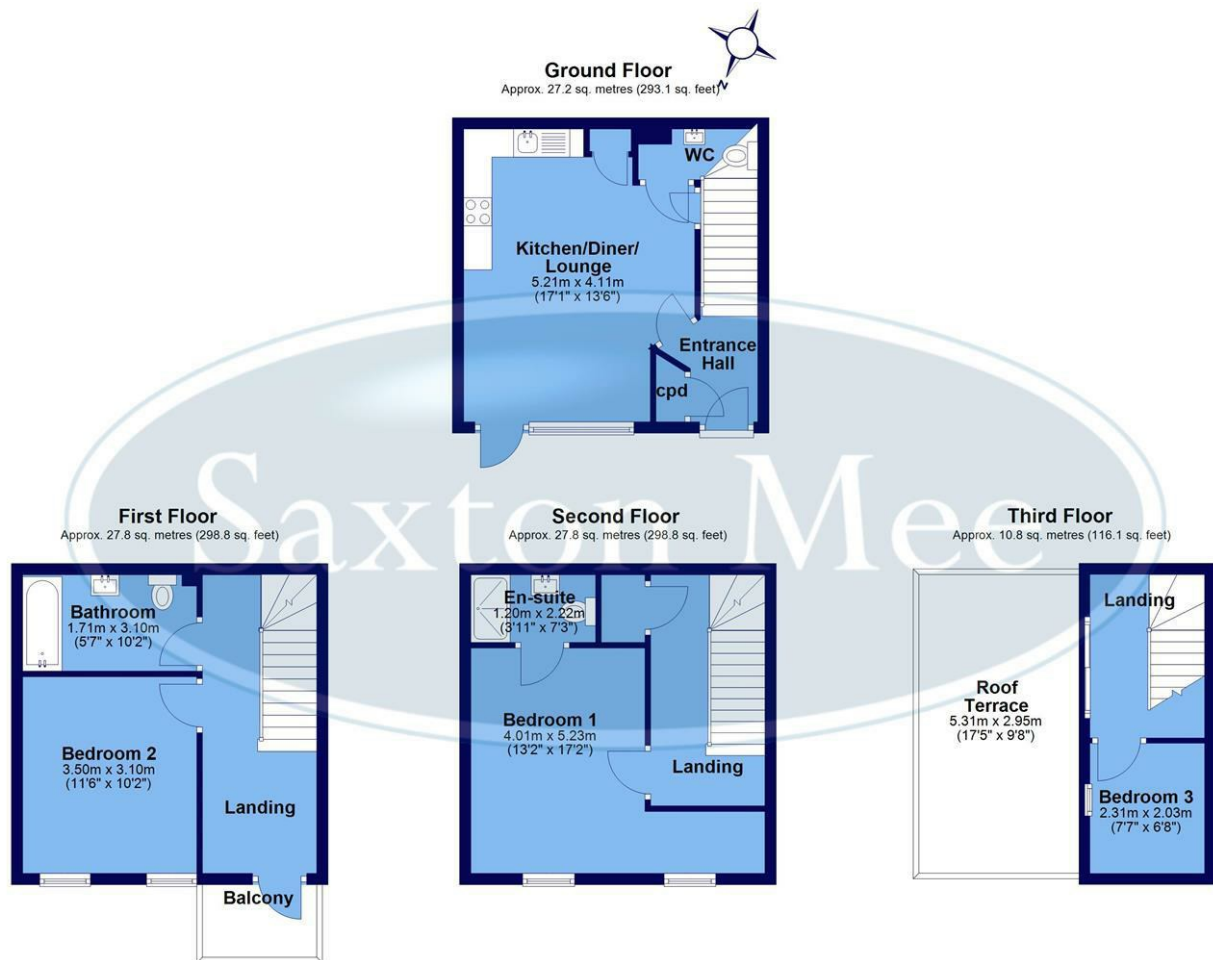
## MATERIAL INFORMATION

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.



Total area: approx. 93.5 sq. metres (1006.8 sq. feet)

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

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	