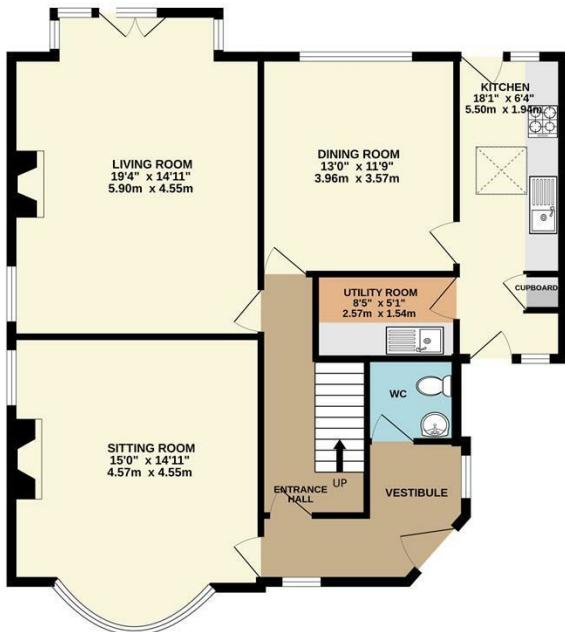
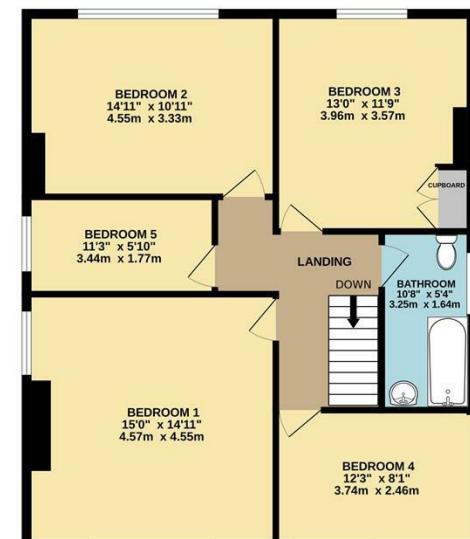


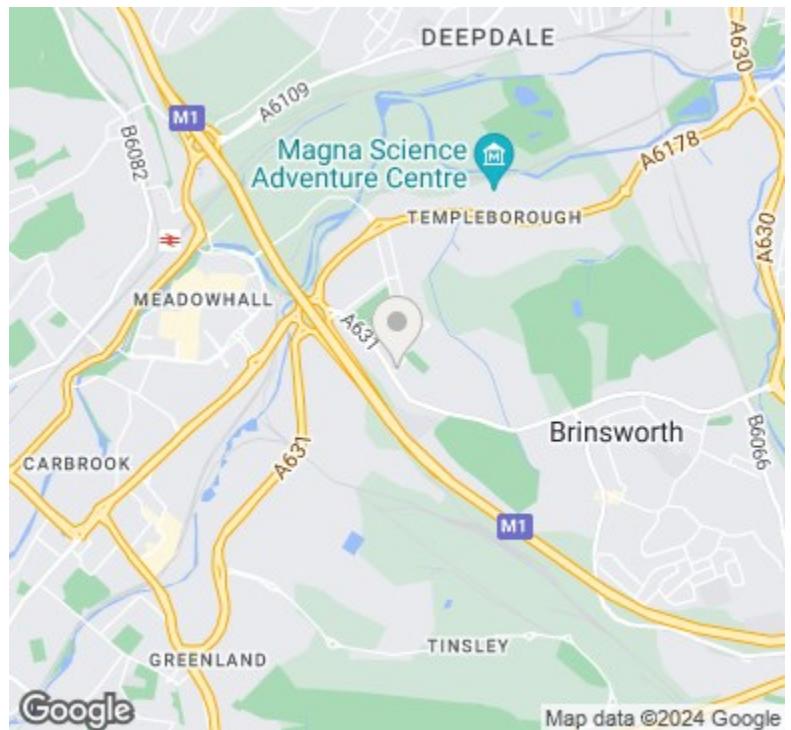
GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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24 Highgate, Tinsley, Sheffield, S9 1WL

Guide Price £250,000



# 24 Highgate, Tinsley, Sheffield, S9 1WL

## Description

Guide Price £250,000 - £260,000

Offered with no upward chain & offering tremendous potential throughout, is this spacious 5 bedroom detached property which is offered with 3 ground floor reception rooms along with a ground floor WC & 4 of the 5 bedrooms being of double size.

Sited within approx. 1 mile of the M1 motorway, the property is entered via the front door into a vestibule which houses a wonderful porthole style stained glass window. Leading off is the WC & access to the Sitting Room. This versatile room would make a tremendous playroom for all those toys are alternately a music room or home office. A locked glazed door leads through to the inner hallway with stairs rising to the first floor landing & the living room & dining room leading off.

The living room is a very well proportioned room with a wall mounted gas fire (not tested) & with rear french style doors opening onto the rear patio & gardens. The dining room is also to the rear elevation. The kitchen is fitted with a range of wall, base & drawer units with both front & rear doors to respective gardens. The utility room leads from the kitchen and with plumbing for the washing machine & further fitted units.

To the first floor are 4 double bedrooms & a single bedroom. Bedroom 1 is also a great size room to the front elevation whilst bedroom two & three enjoy rear views overlooking the gardens. The house bathroom is fitted with a white three piece suite with electric shower over the bath.

Fronting the property is a gate opening to the footpath leading to the entrance door & the kitchen door. To the opposite side of the garden are further double gates leading to the driveway providing off road parking for 2/3 vehicles & which leads to the single garage.

To the rear is a large patio area with steps down to the great size lawned garden.

The property is in a fantastic location as already mentioned, it is close to the M1 motorway & Meadowhall however just around the corner is a small arcade of shops & amenities inc. a Pharmacy & Post Office. There are also bus service routes upon Bawtry Road serving Meadowhall & Sheffield City Centre respectively.

N.B. The sale will be subject to covenants as follows:-

- Use to be restricted to a single residential dwelling.
- That the Transferee will not at any time hereafter call or designate the messuage or dwelling house erected on the property or permit the same to be called or designated by any name which might suggest that the same is owned or occupied by the incumbent for the time being of the said benefice
- That neither the property or any part thereof nor any existing or future building thereon or on any part thereof shall at any time hereafter be used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the same or any part thereof and that no act deed matter or thing shall at any time be done suffered or permitted in or upon the property or any part thereof which may be or become a nuisance annoyance or disturbance to the incumbent for the time being of the said benefice or his successors [or the Board or its successors in title].

• A spacious 5 bedroom, 3 reception detached house

• No upward chain

• Very good size rear enclosed lawned garden with mature borders

• Utility room & ground floor WC

• Gas central heating and double glazed throughout.

• Side driveway & single garage

• Security alarm system

• In need of modernisation within but with huge potential.

• Within approx. 1 mile of M1 motorway & Meadowhall.

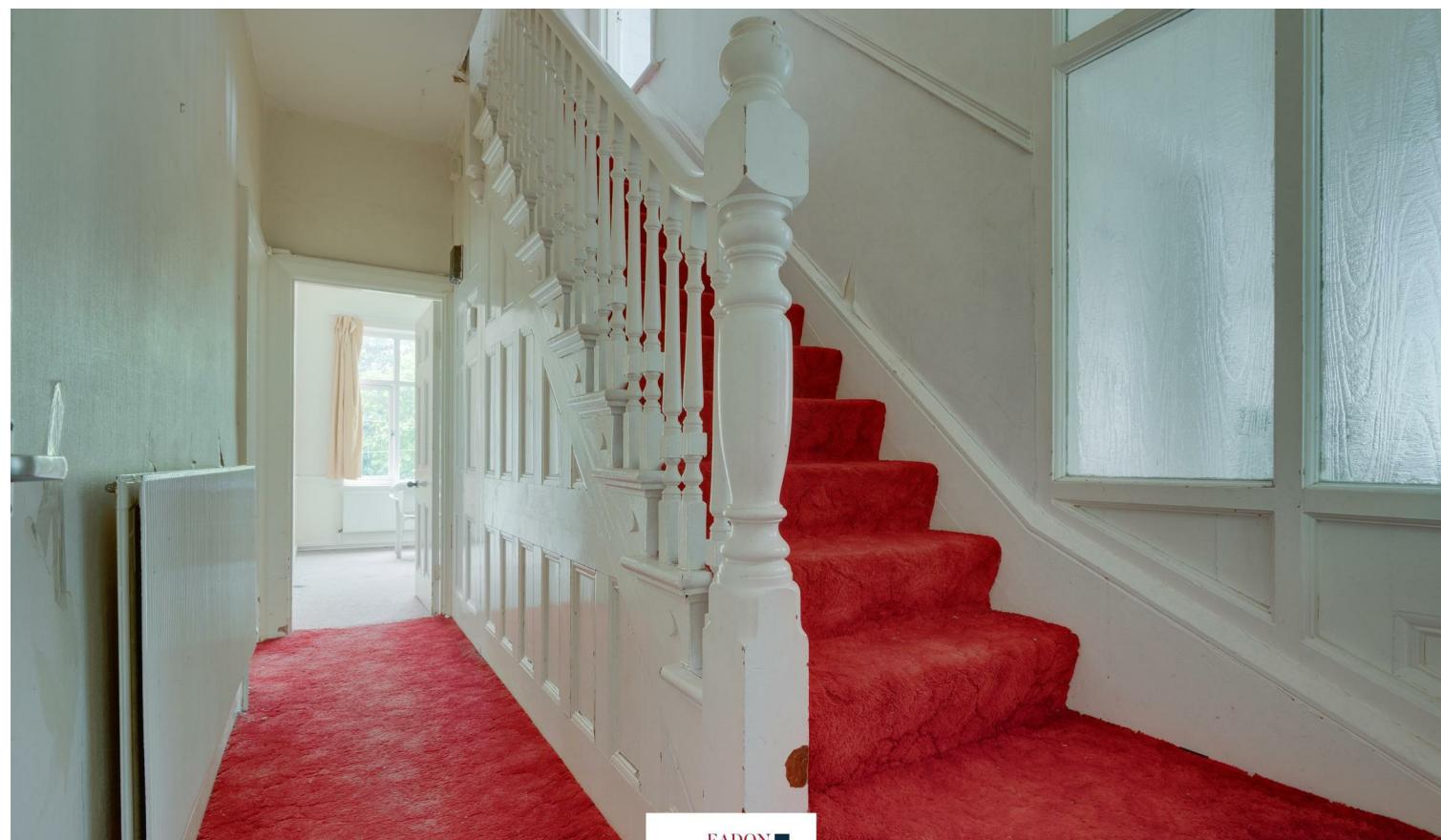
• Freehold. council tax band C



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