



Filby Cottage, The Hills

Bradwell, Hope Valley, S33 9GZ

A two bedroomed mid terrace cottage, conveniently located in the village of Bradwell, benefitting from off-road parking for one vehicle, lovely views across Bradwell and gardens to front and rear. The property requires updating throughout however is ideal as a second home, main residence or investment property.

The front door opens to a sitting room with front facing window, beams to the ceiling and fireplace with wood burning stove. A door leads to the dining kitchen featuring a range of units and space for fridge freezer, washing machine and



- Two bedroomed mid terrace cottage, in the village of Bradwell
- Gardens to front and rear
- Dining kitchen
- Tenure: Freehold, Council Tax Band C

- Requires full refurbishment throughout
- Lovely views of Bradwell edge and the village of Bradwell
- Two bedrooms
- Off-road parking for one vehicle
- Sitting room with wood burning stove
- Shower room



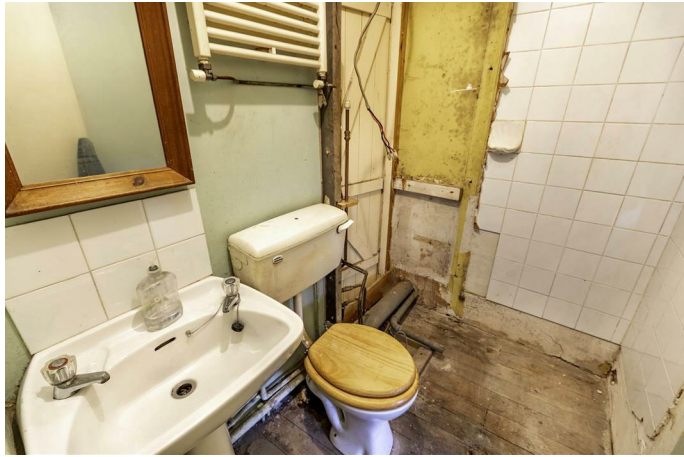
dining table and chairs. The kitchen has running water via a stainless-steel sink and drainer. A door provides access to the garden.

Stairs rise to the first-floor landing, with access to all bedrooms and a shower room. Bedroom one is a generous double bedroom with front facing aspect and view towards Bradwell Edge. Bedroom two is a rear facing bedroom with view across Bradwell. The shower room features low flush WC, pedestal wash basin and space for shower enclosure.

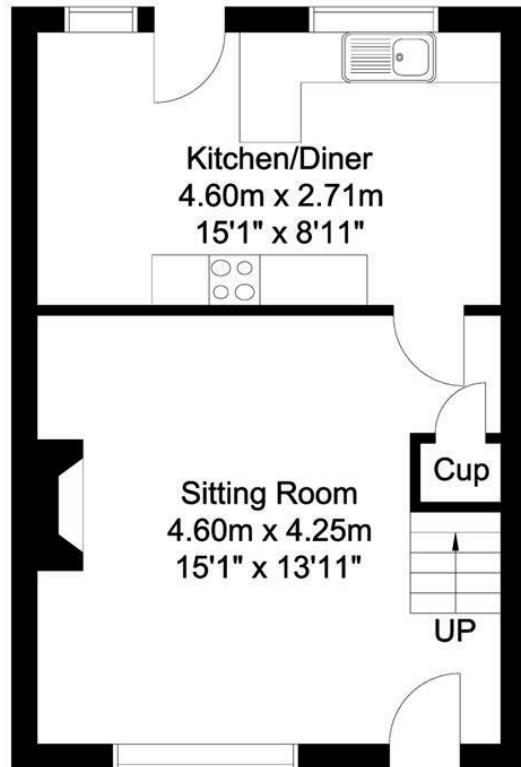
Outside, to the front of the property is an area of hard standing with parking space for one vehicle. Opposite the lane, is a raised garden with former coal store. The neighboring property has vehicular access across the lane. To the rear of the property is a garden, laid to lawn, with spectacular views across Bradwell, towards Hollins Cross and Win Hill.



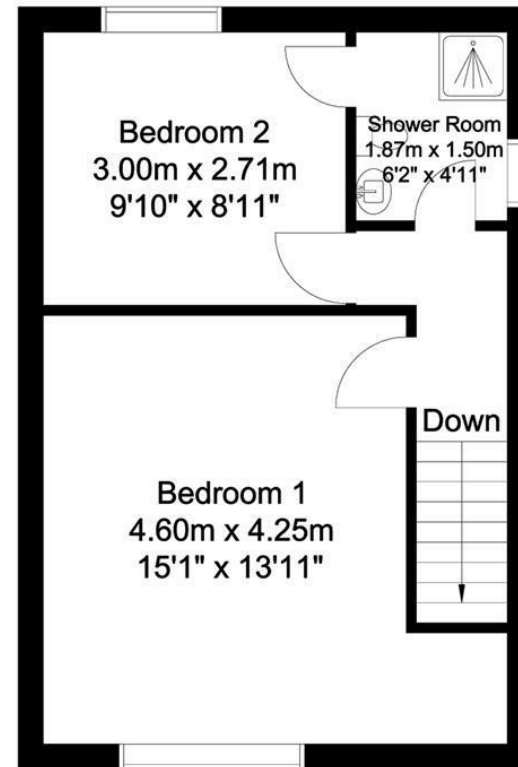




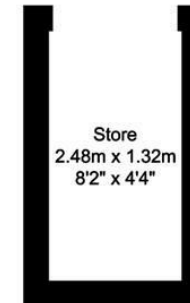
Ground Floor
32 sq m/344.44 sq ft
Approx.



First Floor
32 sq m/344.44 sq ft
Approx.



Outbuilding
3 sq m/32.29 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2023

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840