



13, Greystones Close, Sheffield, S11 7JT

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Description

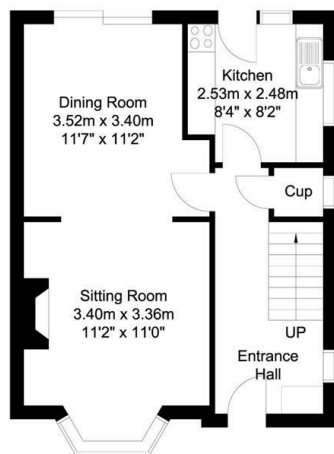
A lovely, 1950's semi detached property which is situated on a generous, larger than average south, south westerly facing plot. From the top of the garden there are sweeping views over the neighbouring houses, down the valley, towards the city centre and the property is set well back from this quiet road with block paved, off road parking for at least two cars at the front. The accommodation is situated over two floors and there is huge potential in the large loft space to add additional living space if required (subject to the necessary regs and consents. Although requiring a general scheme of modernisation the property does benefit from double glazing (majority UPVC) and has a recently installed combination boiler (2018) that powers the gas central heating. Greystones is a very well regarded neighbourhood which has always been popular with the family market due to its close proximity to the local schools and the property is also ideally situated for the bus services that run into town and Bingham Park which provides walking trails leading out into the beautiful surrounding countryside. The property is available to buy with no onward chain, has an 800 year lease from the 1950's at an annual ground rent of £12 and the council tax band is C.

- Three bedrooms, the one to the front having lovely views from the bay window and the two doubles both feature fitted wardrobes.
- Sitting room with a bay window and a gas fire providing additional heating.
- Dining room with patio doors opening to the garden.
- Fitted kitchen with a dual aspect including the lovely outlook over the pretty garden.
- Entrance hall with access to the under stairs store/pantry.
- Bathroom and separate W.C.
- Block paved off road parking for at least two cars leading to a detached single garage.
- Double glazing includes a mixture of predominately UPVC frames alongside some Aluminium units.
- Modern gas central heating system that is powered by a recently installed combination boiler.
- No onward chain, 800 year lease from 1953 (£12 annual ground rent) and council tax band C.

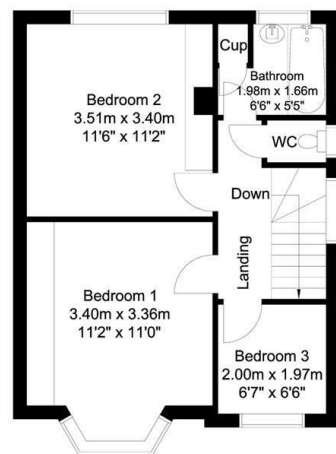




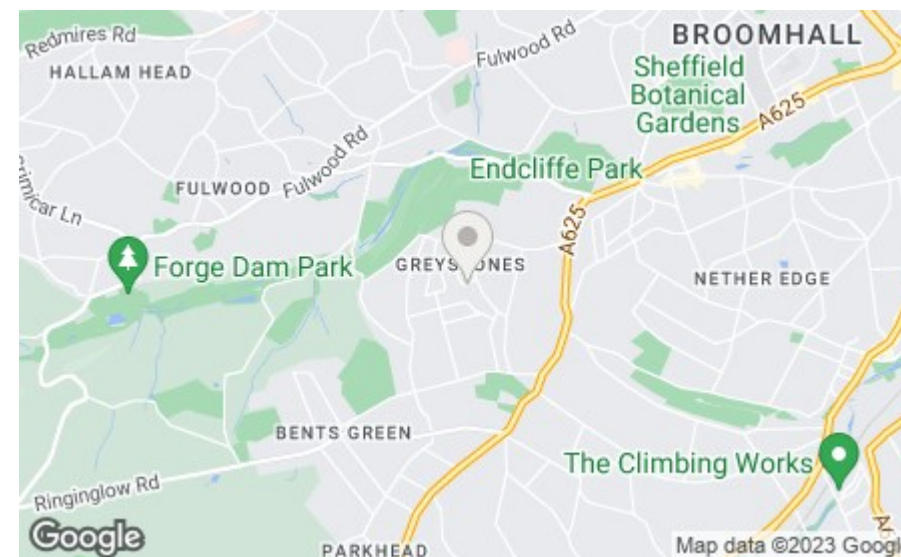
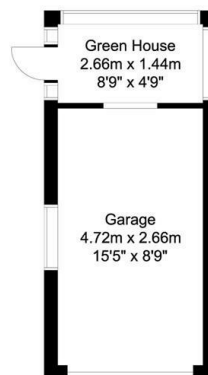
Ground Floor
39 sq m/419.79 sq ft
Approx.



First Floor
39 sq m/419.79 sq ft
Approx.



Outbuilding
17 sq m/182.98 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 @2022

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