
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
12, Richworth Road, Sheffield, S13 8UG

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Description
As significantly extended family home that offers everything a family requires. The two storey, side extension has provided a versatile home office/fifth bedroom, with its own ensuite, on the ground floor and a further bedroom on the first floor and, at the rear, the single storey extension/conservatory gives the kitchen better proportions and room for more cabinets and work surface. There is also an occasional room in the part converted loft space which provides excellent storage solutions. Externally the property is situated on a pretty plot that includes a concrete, block imprinted drive at the front which provides off road parking for two vehicles and there is an imprinted terrace to the rear that leads onto the AstroTurf, low maintenance main part of the garden which features a hot tub that is included in the sale price. The balance of accommodation is perfect for the family market and if someone were to want a larger style kitchen then it is suggested that the dining area and kitchen could be combined (subject to the necessary consents). Handsworth is a popular location and this area, around Richworth and Bramley Hall is one of the best locations in the neighbourhood. There are scenic countryside walks found close by and the local amenities are accessible within a short walk. The area is also popular with the family market due to the local schools being highly regarded.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Four/five bedrooms including a versatile ground floor room.
- Living room with a bay window.
- Dining room having French windows opening onto the rear garden.
- Extended kitchen with granite worksurfaces and quality appliances.
- Versatile fifth bedroom/home office on the ground floor with its own ensuite W.C.
- Modern family bathroom with contemporary tiling and suite.
- Reception hall and a separate utility room situated off the fifth bedroom/home office.
- Off road parking for two cars and low maintenance garden to the rear which includes a hot tub.
- Modern gas central heating and UPVC double glazing combine to create an EPC rating of D67.
- 800 year lease from 1946 at an annual ground rent of £8 and Council Tax Band B.





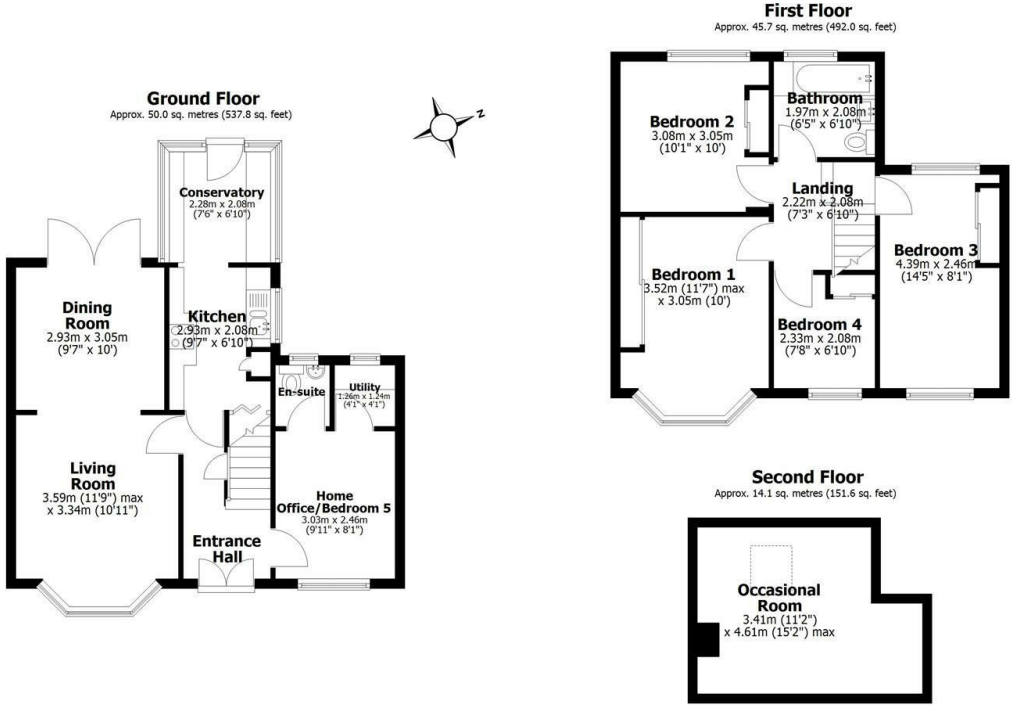










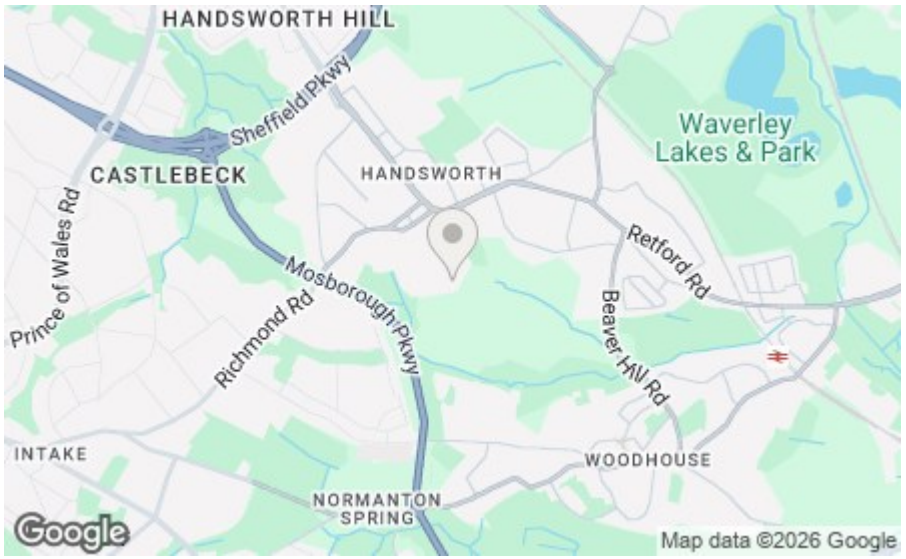


Total area: approx. 109.8 sq. metres (1181.4 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

12 Richworth Road





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