



22 Meetinghouse Lane, Woodhouse, Sheffield, S13 7PJ

Saxton Mee

22 Meetinghouse Lane

Woodhouse

Offers In The Region Of

£150,000

**** FREEHOLD **** Situated in this quiet position, with the benefit of off street parking, is this charming two bedroom cottage style mid-terrace.

The property is well maintained throughout with the living accommodation briefly comprising of: Lounge to the front with electric fire and decorative surround. To the rear is a bright and spacious dining kitchen with a range of fitted units, space for a cooker, fridge/freezer and washing machine. Basement cellar with electricity and central heating radiator ideal for storage. To the first floor are two generously proportioned bedrooms and a modern family bathroom with wash basin, W.C and bath with shower over, underfloor heating and a high level electric heater. Loft space for storage.

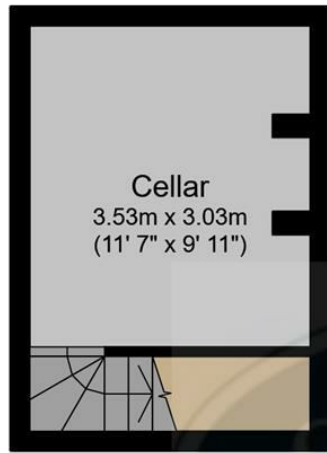
Externally, there is a driveway to the front providing off street parking for one vehicle. To the rear is a low maintenance and well maintained garden with lawn, planted areas and two brick built outdoor stores.

NOTE: The property is currently all electric, with our client having had the gas disconnected in January 2024. The supply has now been reconnected (July 2024). The combination boiler and central heating radiators are still in situ (fully working in January 2024 when gas disconnected) but a new occupier will need to instruct their preferred energy supplier to install their own meter to reconnect the service, and also to obtain a gas safety certificate. Note the property has solar hot water. All prospective buyers are advised to make their own enquiries.



- Two Generously Sized Bedrooms
- Off Street Parking
- Delightful Cottage Style Garden
- Well Presented Throughout
- Useful Basement Cellar Ideal For Storage
- Close To Regular Transport Links
- Ideal First Home
- EPC Rating: D / Council Tax: Band A
- Tenure: Freehold
- Viewing Via Banner Cross Office



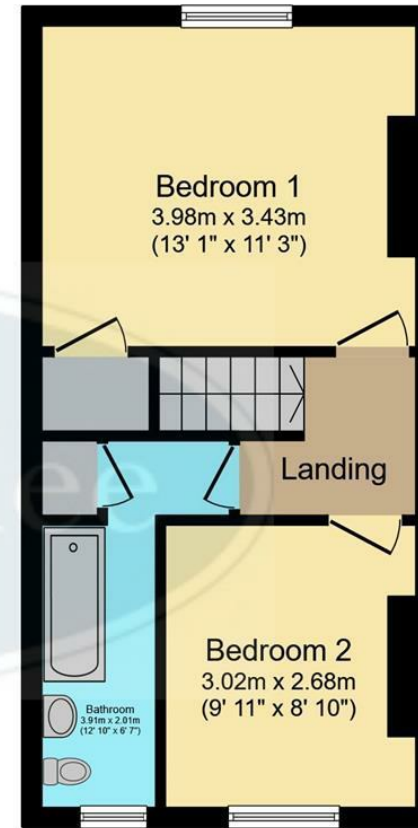


Cellar
3.53m x 3.03m
(11' 7" x 9' 11")



Lounge
3.98m x 3.41m
(13' 1" x 11' 2")

Kitchen/Dining Room
4.01m x 3.90m
(13' 2" x 12' 10")



Bedroom 1
3.98m x 3.43m
(13' 1" x 11' 3")

Bedroom 2
3.02m x 2.68m
(9' 11" x 8' 10")

Bathroom
3.91m x 2.01m
(12' 10" x 6' 7")

Cellar

Floor area 13.0 sq.m. (140 sq.ft.)

Ground Floor

Floor area 33.3 sq.m. (359 sq.ft.)

First Floor

Floor area 33.4 sq.m. (359 sq.ft.)

TOTAL: 79.7 sq.m. (858 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

