



10 Holkham Rise, Whirlow, Sheffield, S11 9QT

Saxton Mee

# 10 Holkham Rise

## Whirlow

Offers Around

**£775,000**

Delightfully situated in one of Sheffield's most prestigious residential areas, Whirlow, on a quiet cul-de-sac is this larger style, substantially extended five bedroom, two with en suite facilities, detached family home on a good sized corner plot. For sale with early vacant possession and complete chain.

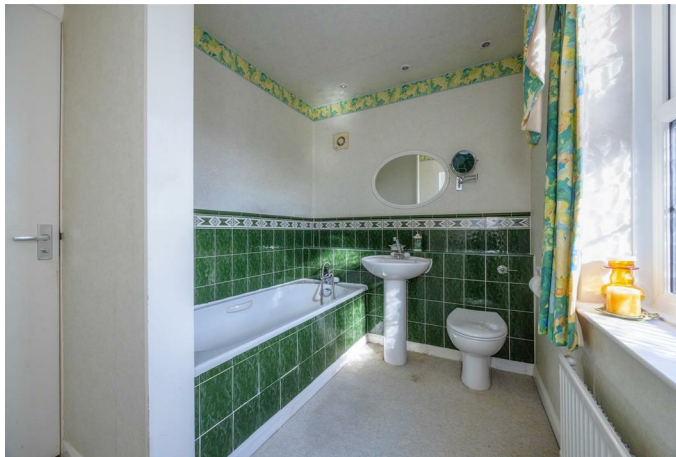
The accommodation, which is in need of some updating, comprises; impressive covered entrance area, reception hall, cloakroom, large through L-shaped living room with access to conservatory/garden room, large family room, kitchen opening through to extended breakfast room with double doors to rear terrace and garden plus utility room leading to garage with electric up and over door. On the first floor; master bedroom with shower and vanity unit, four further bedrooms, one with en-suite shower and wash hand basin plus family Bathroom.

Outside; A double width driveway providing extensive offroad parking and giving access to the garage. Attractive garden to the rear, corner plot with terrace, lawned area, and well established mature garden which has been well maintained.

Whirlow has good amenities, local sports clubs, parks, is in an excellent catchment area for schools and is on the edge of the Peak District National Park.



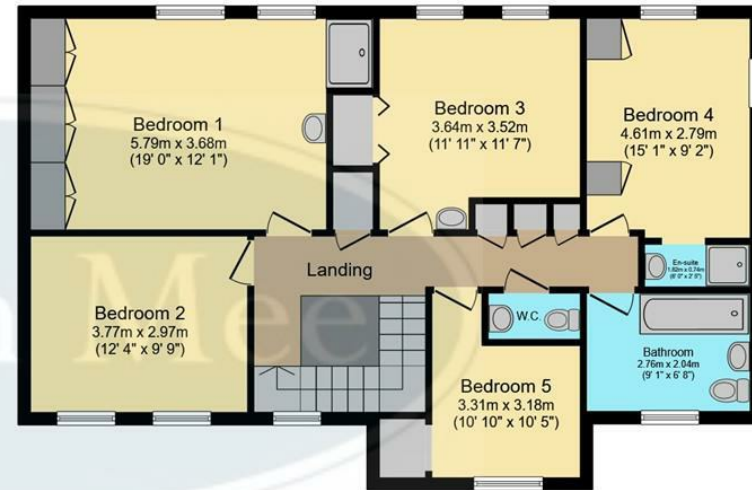
- Large Extended Detached Family Home
- Five Bedrooms, Two With En Suite Facilities
- Four Reception Rooms
- Quiet Cul-De-Sac And On A Corner Plot
- Excellent Catchment Area For Schools
- In Need Of Some Updating
- For Sale With Completed Chain And Early Viewing Recommended
- Sought After Location Close To Good Local Amenities And Countryside
- EPC Rating E/Council Tax Band G/Freehold
- Viewing Via Banner Cross Office





## Ground Floor

Floor area 120.7 m<sup>2</sup> (1,299 sq.ft.)



## First Floor

Floor area 87.8 m<sup>2</sup> (945 sq.ft.)

**TOTAL: 208.5 m<sup>2</sup> (2,244 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](http://www.Propertybox.io)

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