



9 Totley Hall Totley Hall Lane, Totley, Sheffield, S17 4AA

Saxton Mee

9 Totley Hall Totley Hall Lane Totley

Offers Around

£295,000

Delightfully located in a quiet location an attractive stone built two bedroom Mews Cottage in this small exclusive courtyard development offered for sale with no chain. The property is situated on the edge of the open countryside and beautiful walks in the Peak National Park, yet convenient for nearby shopping facilities, good schools, public transport and nearby sports clubs.

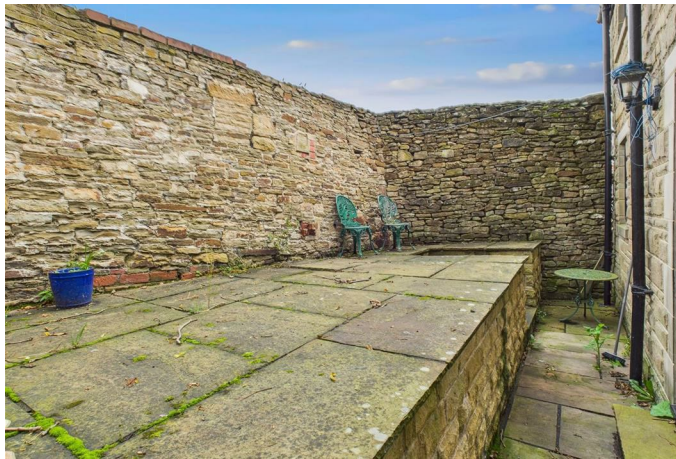
Open plan living area with patio doors opening out onto a terrace and entertaining area, dining area offering a good spacious living area leading through to a well fitted kitchen with an extensive range of built in appliances including oven hob, fridge / freezer and dishwasher. On the first floor, two double bedrooms with built in wardrobes and Juliet ensuite bathroom with full suite and shower.

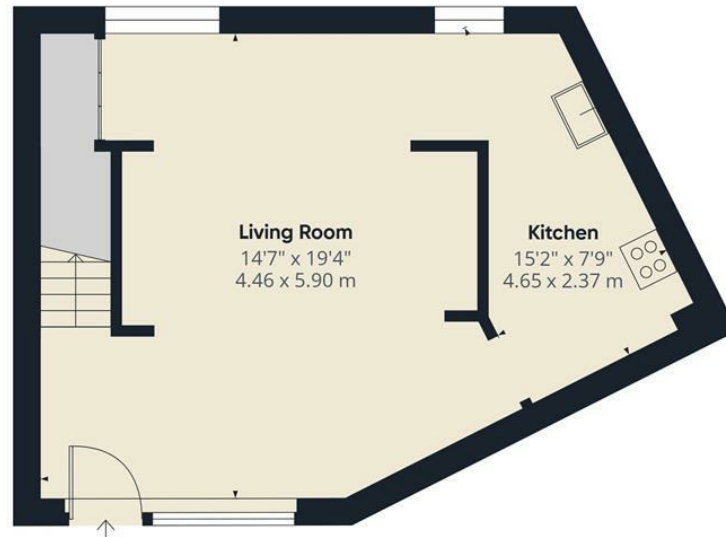
Outside to the front undercroft parking and visitors parking and to the rear a flagged terrace area for sitting out, barbeques and entertaining.

*Please note this property is currently tenanted until 16th April 2026 and vacant possession will be available after this date.

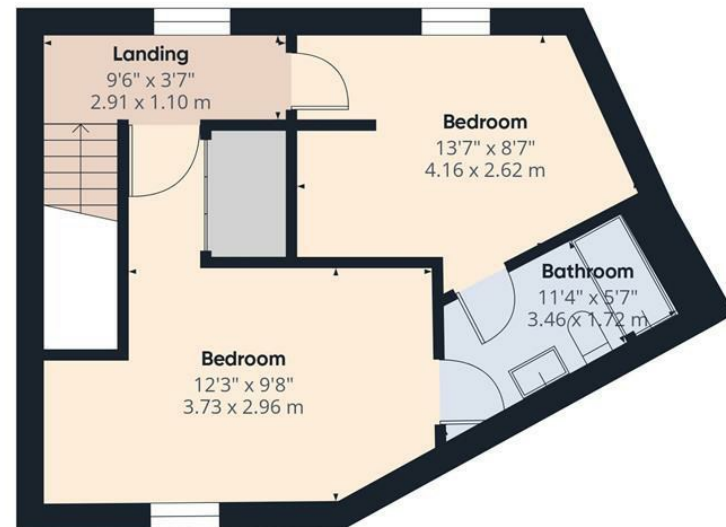
- Courtyard development
- Two double bedroom stone built Mews Cottage
- For Sale with No Chain
- Attractive open plan living and dining area
- Well fitted kitchen with an extensive range of built in appliances
- Patio doors from living room opening out into a terrace and entertaining area
- Undercroft parking
- On the edge of the open countryside of the Peak National Park







Ground Floor



Floor 1

Approximate total area⁽¹⁾
807 ft²
74.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS:
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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

