

# Saxton Mee



**Helston Rise Sheffield S7 2GL**  
**Price Guide £450,000**



# Helston Rise

Sheffield S7 2GL

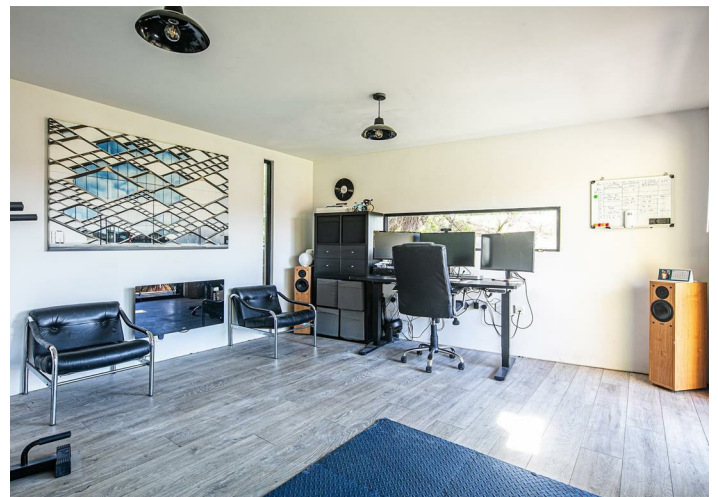
**Price Guide £450,000**

GUIDE PRICE £450,000-£475,000 \*\* FREEHOLD \*\* Viewing is essential to appreciate the accommodation on offer of this effectively extended three bedroom, two bathroom semi detached property situated in the highly sought after area of Millhouses. The property is located on a very quiet cul de sac within a stones throw of Millhouses high street with its popular pubs, bakery, Millhouses park and Ecclesall woods. The property has an extensive open plan living area with views over the well maintained sunny garden and Spring woods which it backs on to. Outside is a large established garden with multiple paved seating areas, decking and a contemporary large garden office/studio complete with heating, internet and views. It also has a modern shower room, entrance hall and separate living room with a lovely bay window allowing lots of natural light while enjoying the views. The kitchen is modern with built in appliances. A large concrete island contains an induction hob and downdraft extractor fan. The living space is tiled with underfloor heating throughout, large floor to ceiling windows and two roof lights make this space light and a joy to spend and entertain in. Upstairs are three bedrooms all with nice outlooks, and a three piece suite bathroom. The house has direct access to Carter Knowle park behind which is perfect for kids, walks or letting a dog run around. Great catchment for schools including the Outstanding Mercia secondary school. Opportunity to extend up into the large boarded loft as many others have done on the road.

- EARLY VIEWING ADVISED
- EFFECTIVELY EXTENDED THREE BEDROOM SEMI DETACHED
- DOWNSTAIRS SHOWER ROOM & THREE PIECE SUITE BATHROOM
- OPEN PLAN KITCHEN, DINING & FAMILY ROOM
- FABULOUS OFFICE GARDEN/ROOM
- SOUGHT AFTER LOCATION
- WELL REGARDED LOCAL SCHOOLS
- ARRAY OF LOCAL AMENITIES
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE







#### **OUTSIDE**

To the rear is a large established garden with multiple paved seating areas, decking and a contemporary large garden office/studio complete with heating, internet and views.

#### **LOCATION**

Having the benefit of an excellent school catchment including the Outstanding Mercia secondary school. A popular location within this thriving community partly due to its proximity to excellent amenities which includes a small selection of independent shops towards the top of Montrose Road, good local schools, regular transport links and within easy access of the superb park at Millhouses. Its situated less than 4 miles from the City Centre and on the doorstep to the fantastic Peak District National Park. Nearby there are both Sainsburys and Tescos superstores while just a short walk away you will find yourself at the Banner Cross parade of shops at Ecclesall Road which has a variety of shops including a post office, butchers, bakers and deli.

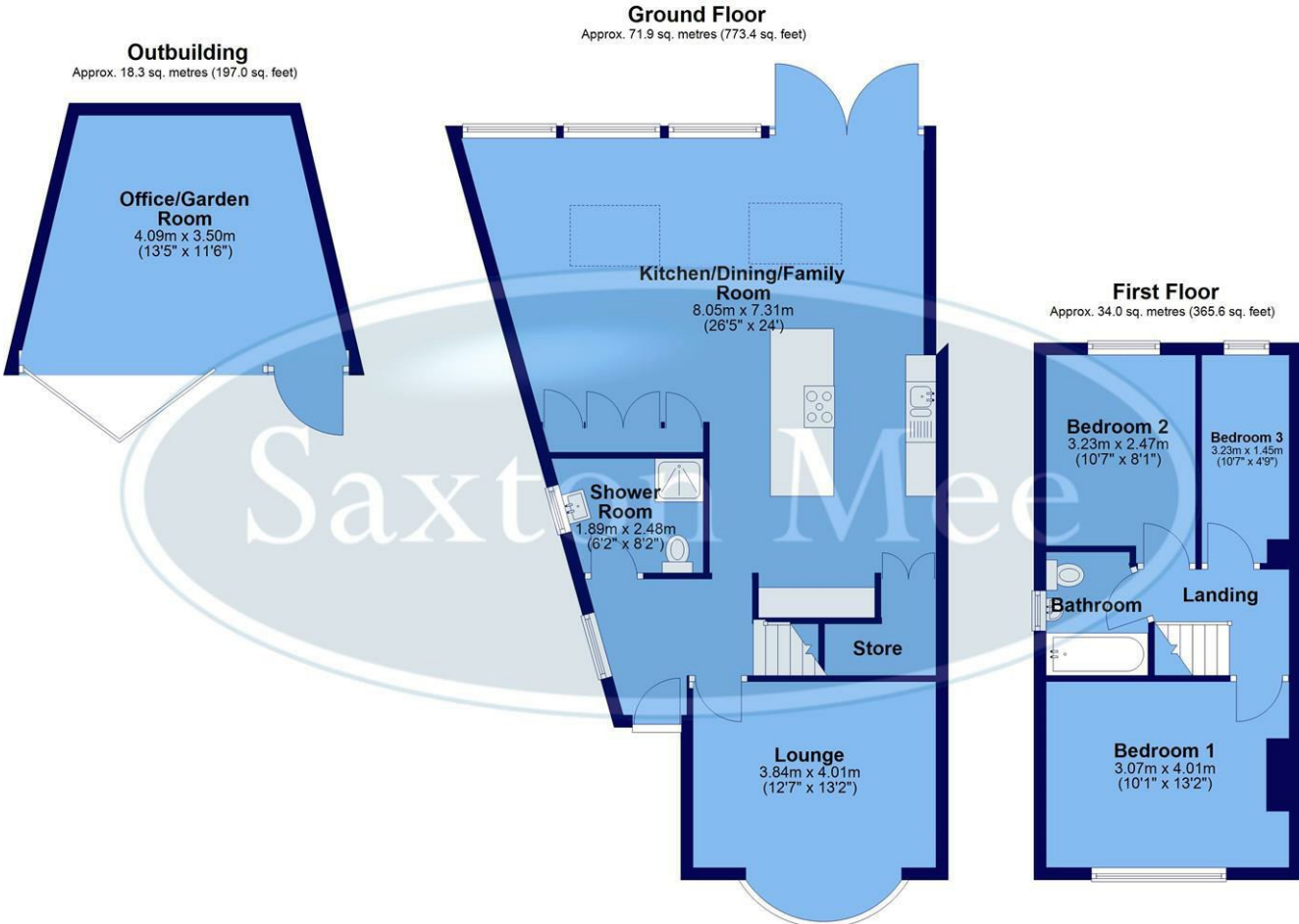
#### **MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band C.

#### **VALUER**

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Total area: approx. 124.1 sq. metres (1336.0 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		