

Saxton Mee

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Hollin Busk Lane Deepcar Sheffield S36 1QP
Guide Price £250,000



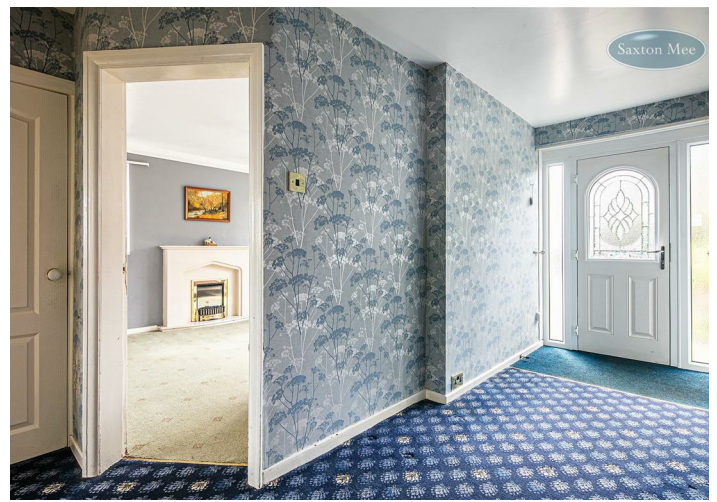
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GUIDE PRICE £250,000-£260,000 ** NO CHAIN ** FREEHOLD ** Situated in this popular location is this deceptively spacious, two double bedroom detached bungalow which enjoys a rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. In brief, the flexible living accommodation briefly comprises composite entrance door which opens into the entrance hall with access to a storage cupboard. Pull down loft ladders access the occasional attic room which provides excellent storage. There is access to the lounge, study area, the kitchen, bathroom and two bedrooms. The lounge to the front has a large bay window filling the room with natural light, while the focal point of the room is the electric fire set in the attractive surround,. The spacious kitchen/diner has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated double electric oven, plumbing for a washing machine, space for a tumble dryer and the modern gas boiler. Access to a side lobby with an entrance door. Bedroom one is front facing and has a bay window. Double bedroom two has access into a large garden room/lounge with underfloor heating and a uPVC door opening onto the rear garden. The bathroom comes with a four piece suite including large bath, double shower enclosure, WC and wash basin.

- VIEWING RECOMMENDED
- FLEXIBLE LIVING ACCOMMODATION
- DRIVEWAY
- DELIGHTFUL GARDEN
- SOUGHT AFTER LOCATION
- FOX VALLEY SHOPPING CENTRE
- AMENITIES
- LOCAL SCHOOLS
- PUBLIC TRANSPORT
- MOTORWAY LINKS





OUTSIDE

To the front is a block paved driveway providing off-road parking and a front garden. Access down the side of the property to the fully enclosed rear garden which is mostly laid to lawn and includes a wooden decked area. Garden shed and greenhouse. Attractive rear outlook.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

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. 126.5 sq. metres (1361.7 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge**

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www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-91) A		(81-91) A	
(81-67) B		(61-80) B	
(69-60) C		(55-60) C	
(55-48) D		(39-54) D	
(39-34) E		(21-38) E	
(21-16) F		(1-20) F	
(1-10) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
55	70		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC