



Haywood Lane Deepcar Sheffield S36 2QF
Offers Around £375,000

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**** NO CHAIN ** FREEHOLD ** APPROX 1,997 SQ FOOT OF ACCOMMODATION ** WEST FACING GARDENS **** Viewing is essential to appreciate the accommodation on offer of this deceptively spacious, five double bedroom, stone built detached property which enjoys a good size rear garden and benefits from off-road parking, attractive views, uPVC double glazing and gas central heating. Tastefully decorated throughout the well presented living accommodation briefly comprises, stable door which opens into the entrance lobby with a downstairs WC and access into a large utility and the kitchen/diner. The utility has double doors which open onto the rear. The kitchen/diner has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven and dishwasher. Windows to the side and rear allow natural light into the room. There is ample space for a dining table and chairs and laminate flooring. A door then opens into the inner lobby and a large hallway with a study/snug area. Accessed from the hallway is the lounge, two bedrooms, garden room/porch and the bathroom. The lounge overlooks the garden room and has attractive views through, while the focal point is the log burner. The superb master bedroom measures 3.41m x 6.03m, has ample space for furniture, while the dual aspect windows provide lots of natural light and enjoy the attractive views. Double bedroom two has uPVC French doors opening onto the garden. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin with vanity unit. From the hallway, a staircase rises to the first floor landing with access into the three further double bedrooms. Bedroom three is a superb size and has ample space for furniture. Bedroom four has a Velux window and eaves storage. Bedroom five has two Velux windows and eaves storage.

- VIEWING ESSENTIAL
- DECEPTIVELY SPACIOUS, FIVE BEDROOM DETACHED PROPERTY
- LOVELY GARDENS & OFF-ROAD PARKING
- WELL PRESENTED & VERSATILE LIVING ACCOMMODATION
- UNDERHOUSE WORKSHOP/MULTIPURPOSE ROOM
- FOX VALLEY SHOPPING CENTRE, AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS





Saxton Mee



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OUTSIDE

A shared driveway leads to off-road parking for two cars. Access to the property and gardens which include a lawn and patio. There is a path and garden to the side of the property. Accessed under the house is a large workshop/multi-purpose room. A gate gives access to the access path down onto Haywood Lane.

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.

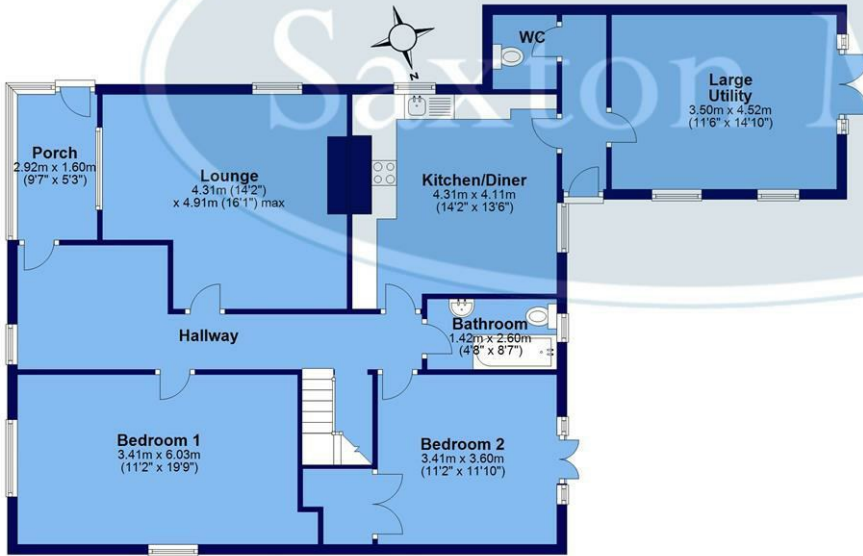
Basement

Approx. 18.0 sq. metres (194.1 sq. feet)



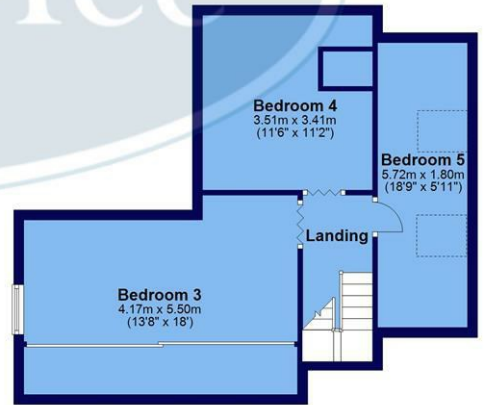
Ground Floor

Approx. 119.4 sq. metres (1285.6 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 185.5 sq. metres (1997.1 sq. feet)

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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-91) | B | | |
| (89-80) | C | | |
| (75-69) | D | | |
| (59-54) | E | | |
| (47-38) | F | | |
| (1-2) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 65 | 82 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (81-61) | B | | |
| (55-40) | C | | |
| (39-24) | D | | |
| (17-10) | E | | |
| (1-2) | F | | |
| (1-2) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |