

Old Mill Lane Thurgoland Sheffield S35 7EG
Guide Price £300,000

Old Mill Lane

Sheffield S35 7EG

Guide Price £300,000

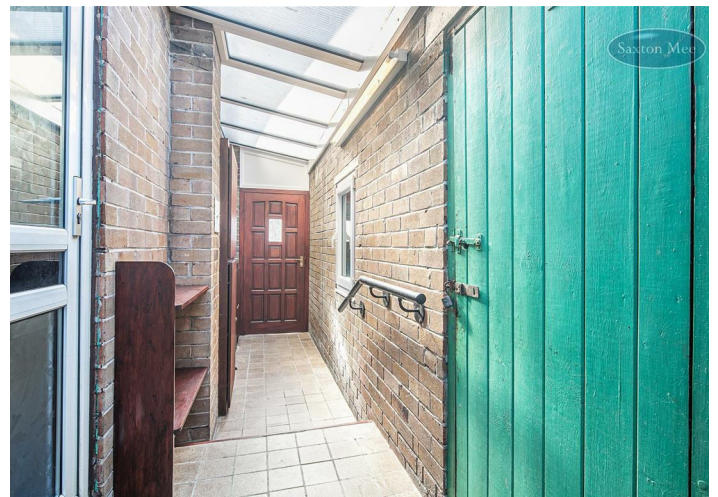
GUIDE PRICE £300,000-£310,000 ** FREEHOLD ** NO CHAIN ** Nestled in the picturesque village of Thurgoland is this three double bedroom semi detached property which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, garage, uPVC double glazing and gas central heating. The property is situated in the most idyllic of outdoor lifestyles, open countryside and numerous walks being on the doorstep, at the same time there is exceptionally good access throughout the region with the M1 motorway.

The spacious accommodation briefly comprises, front entrance porch which opens into the lounge/dining room which has front and side windows making this a bright and airy space. A door then opens into the sitting room. A door then opens into the inner lobby with access into bedroom one, the bathroom and the kitchen. The bedroom has a range of fitted wardrobes. The bathroom has a three piece suite including bath with electric shower, WC and wash basin. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven and fridge along with housing and plumbing for a washing machine and the wall mounted gas boiler. A door then opens into a side entrance lobby with front and rear doors and access into useful storage with fitted shelving.

From the sitting room, a staircase rises to the first floor with access into two further double bedrooms, both with space for furniture.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE/DINING ROOM, SITTING ROOM & KITCHEN
- FANTASTIC REAR GARDEN
- DRIVEWAY & GARAGE
- QUIET SEMI-RURAL LOCATION
- ACCESS TO BEAUTIFUL OPEN COUNTRYSIDE
- IDEAL FOR COMMUTERS





OUTSIDE
 A low wall encloses a front garden area. A path leads to the entrance door. There is a double width driveway which leads to the garage. There is a side garden with attractive plants and shrubs. To the rear is a fabulous garden which is mainly laid to lawn.

LOCATION
 The immediate location offers the most idyllic of outdoors lifestyles, open countryside and numerous walks being on the doorstep whilst glorious scenery associated with The National Peak Park can be reached within a short drive. At the same time there is exceptionally good access throughout the region with the M1 motorway network being within a short drive, ideal for those wishing to commute to Sheffield, Barnsley, Huddersfield, Leeds, Manchester and Wakefield, whilst the M18 can be reached within a 20-minute drive.

The village has access to traditional pubs and a village store; the sought after market towns of Penistone, Holmfirth and Stocksbridge are close by, open countryside is on the doorstep presenting scenic walks and an enviable outdoors lifestyle. Well regarded schools.

MATERIAL INFORMATION
 The property is Freehold and currently Council Tax Band D.

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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	57