

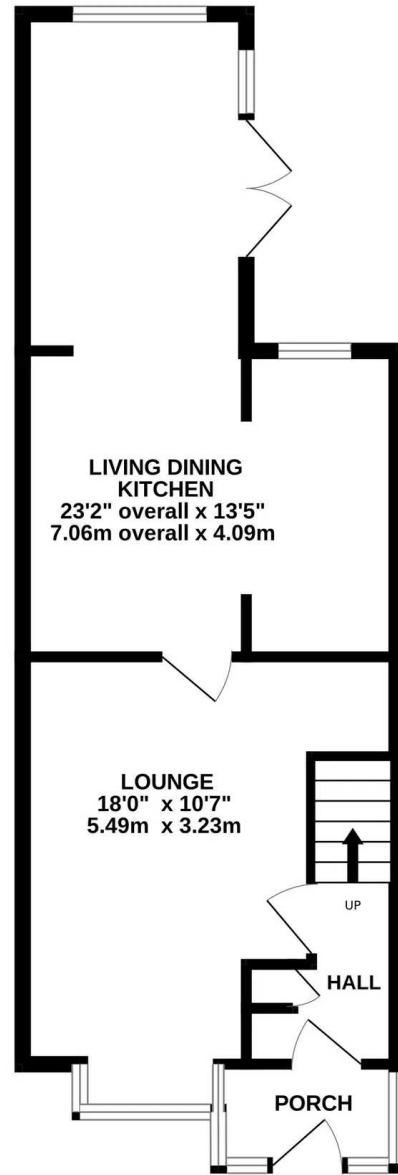


## Dowland Court, High Green

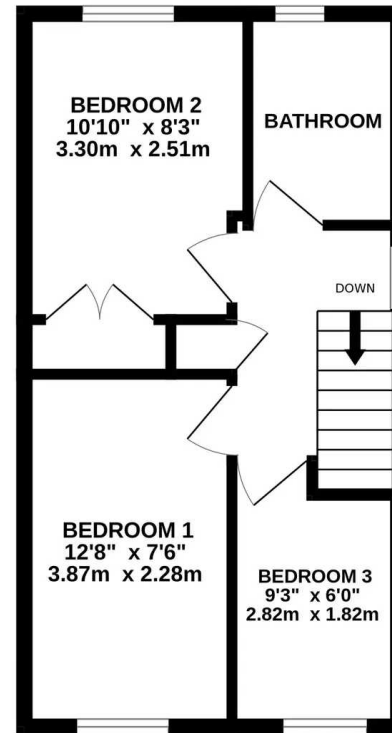
Sheffield

Fixed Price **£250,000**

GROUND FLOOR



1ST FLOOR



DOWLAND COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## Dowland Court

High Green, Sheffield

LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC, WE OFFER TO THE MARKET THIS THREE BEDROOM DETACHED FAMILY HOME, OFFERING READY TO MOVE INTO ACCOMMODATION WITH MODERN FIXTURES AND FITTINGS THROUGHOUT, THE ACCOMMODATION IS AS FOLLOWS; To the ground floor, entrance porch, entrance hallway, living room and open plan dining kitchen. To the second floor, there are three well sized bedrooms and shower room. Externally, there is a block paved driveway to the front providing off street parking for two vehicles and enclosed garden to the rear. The EPC rating is D-60 and the council tax band is C.

- OFF STREET PARKING
- MODERN FIXTURES AND FITTINGS
- ENCLOSED REAR GARDEN
- THREE BEDROOMS



### ENTRANCE

Entrance gained via composite and decoratively glazed door into the entrance porch.

### LIVING ROOM

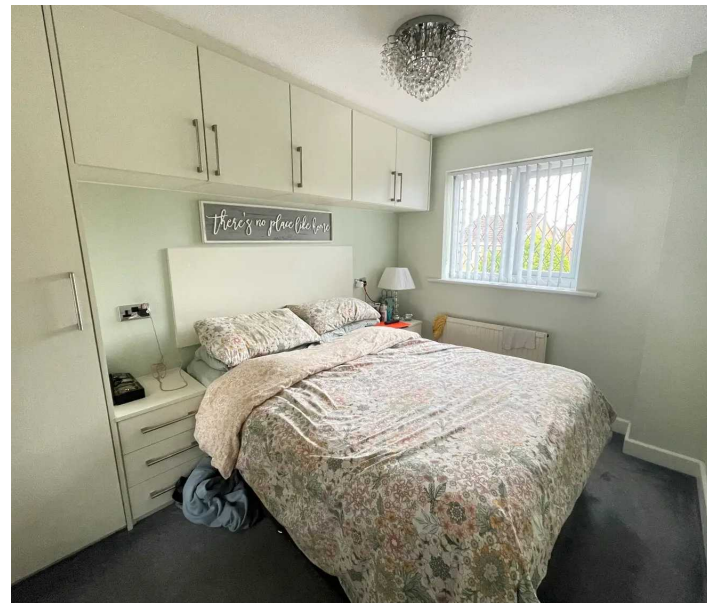
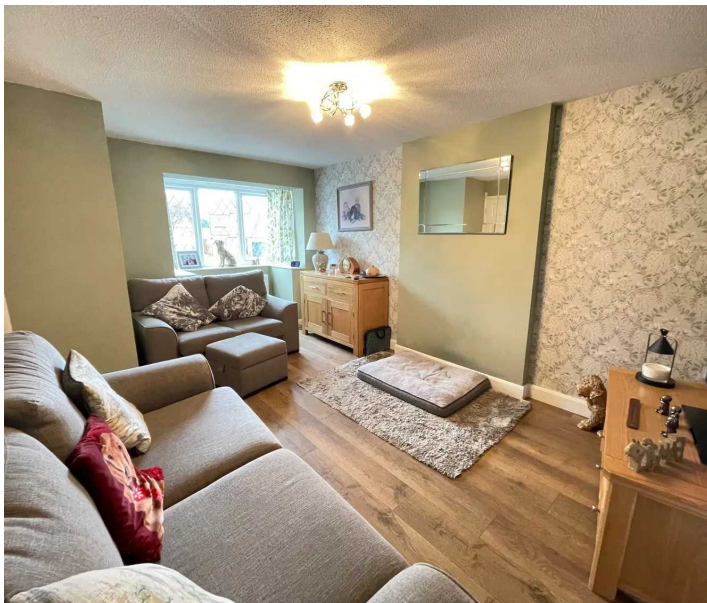
A front facing reception space with uPVC double glazed bay window to the front, ceiling light, central heating radiator and wood effect laminate flooring.

### DINING KITCHEN

With the dining area forming part of the extension to the rear, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting worktops and glass splashback. There are integrated appliances in the form of an electric double oven, induction hob with extractor fan over, integrated microwave, integrated dishwasher, plumbing for a washing machine and a one and half bowl sink with mixer tap over. The room has ceiling light and uPVC double glazed window to the rear.

### BEDROOM ONE

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.



### BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### BEDROOM THREE

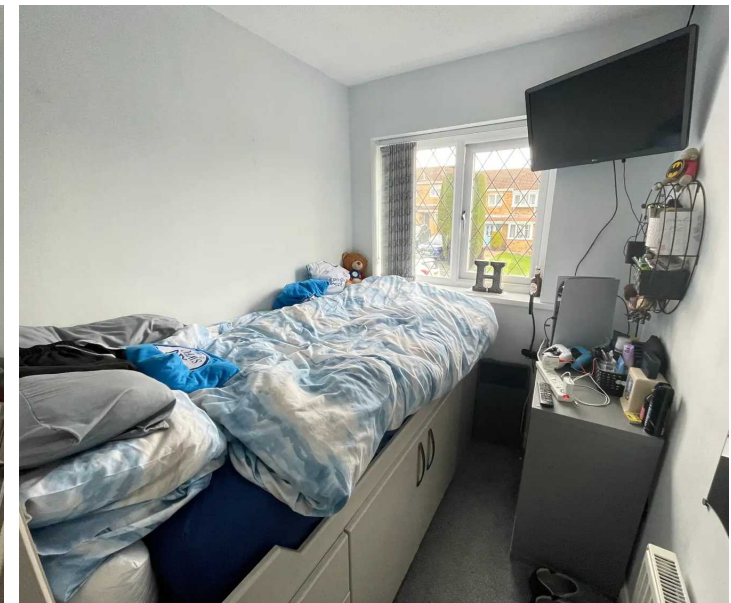
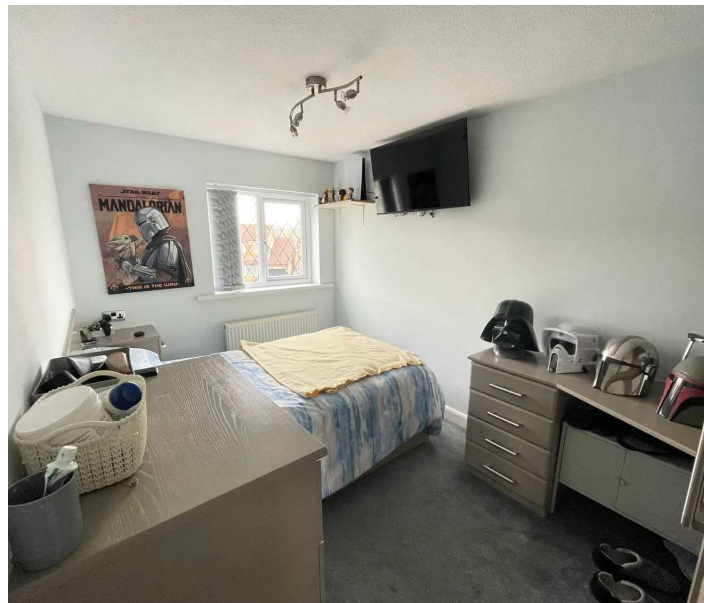
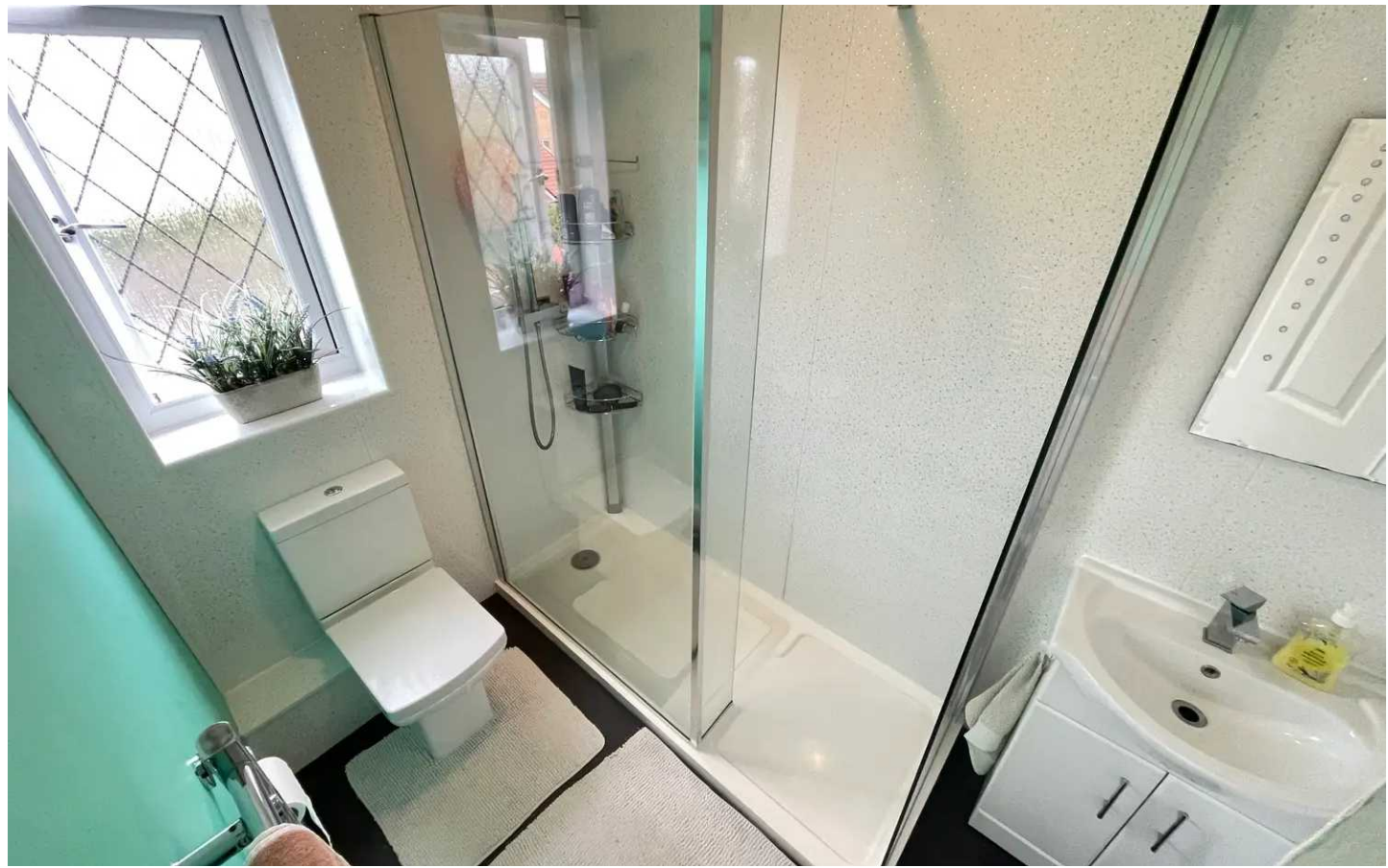
With ceiling light, central heating radiator and uPVC double glazed window.

### SHOWER ROOM

Comprising a three piece white suite in the form of W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, towel rail/radiator and uPVC double glazed window.

### OUTSIDE

To the front of the home there is a block paved driveway providing off street parking for two vehicles. A gate at the side of the property in turn leads to the rear garden, fully enclosed with perimeter fencing and flower beds containing various plants and shrubs. Immediately from the French doors in the dining kitchen there is a flagged patio seating area with steps leading to a lawned area and further patio seating area at the back.





## **ADDITIONAL INFORMATION**

The EPC Rating is D-60 , the Council Tax Band is C and we are informed by the vendor that the property is freehold.

## **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## **COPYRIGHT**

Unauthorized reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

Harry Brearley House, Fox Valley, Stockbridge - S36 2AB

0114 3216590

[sheffield@simonblyth.co.uk](mailto:sheffield@simonblyth.co.uk)

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

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000