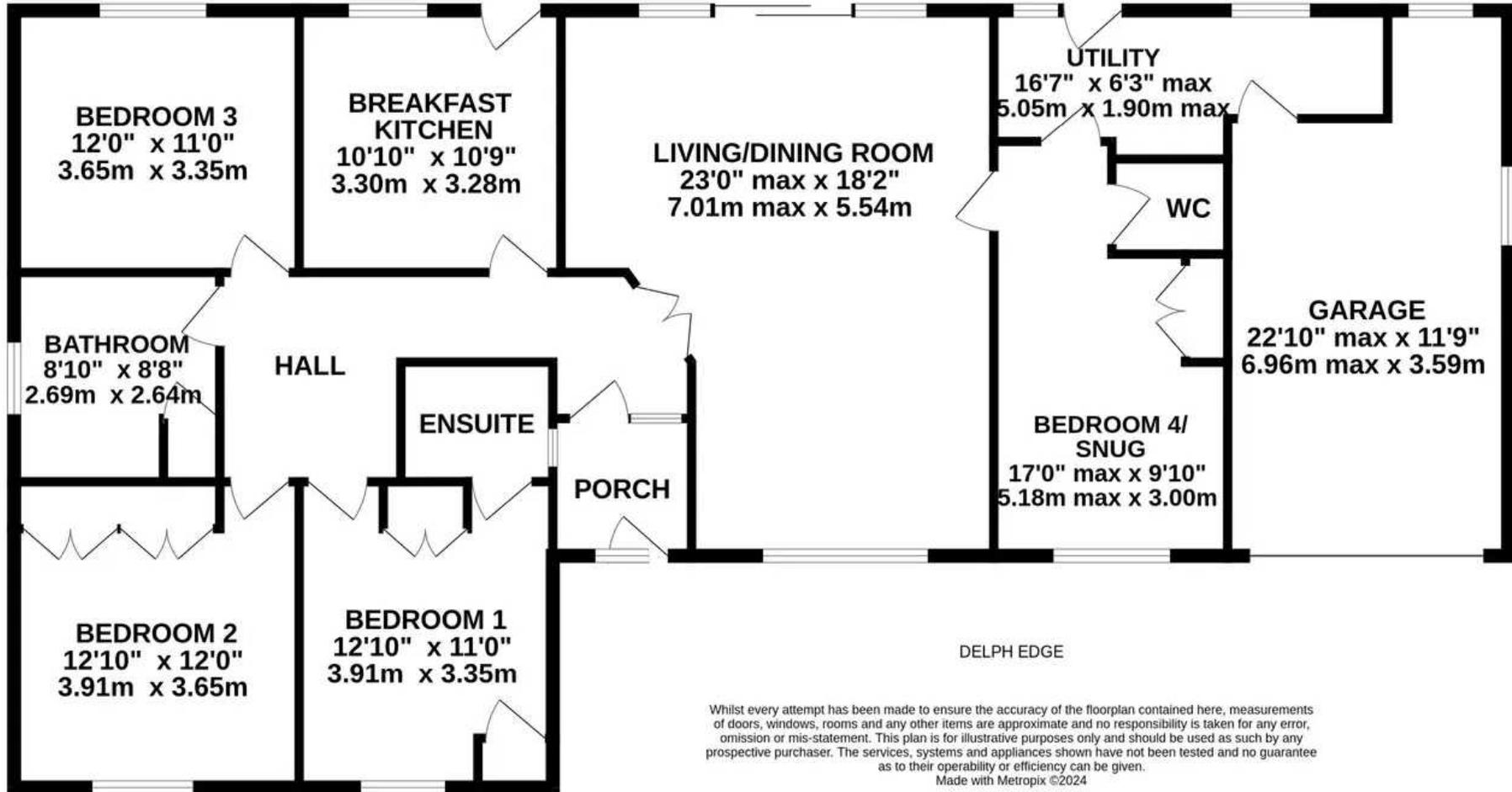




Delph Edge, Green Moor

Wortley, Sheffield

Offers in Region of **£320,000**





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Wortley, Sheffield

LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC AND ENJOYING FANTASTIC FAR REACHING VIEWS TO THE REAR, WE OFFER TO THE MARKET THIS EXCELLENTLY PROPORTIONED 3 / 4 BEDROOM DETACHED TRUE BUNGALOW OFFERING SINGLE STOREY LIVING ACCOMMODATION, WITH SUPERB GARDENS TO THREE SIDES. LOCATED IN THIS POPULAR SEMI-RURAL VILLAGE OF GREEN MOOR, YET WELL POSITIONED FOR ACCESS TO MAJOR TRANSPORT LINKS AND THE CENTRE OF SHEFFIELD, LEEDS AND BEYOND. THIS VERSATILE HOME OFFERS A WEALTH OF INTERNAL ACCOMMODATION IN THE FOLLOWING CONFIGURATION; Entrance porch, hallway, breakfast kitchen, spacious living/dining room, utility, W.C., snug/bedroom four, three further double bedrooms including bedroom one with en-suite shower room and house bathroom. Externally, there are mature gardens to three sides, driveway for numerous vehicles leading to the integral single garage. The EPC rating is C-74 and the council tax band is F.





ENTRANCE PORCH

Entrance gained via uPVC and double glazed door with matching glazed side panel, into the entrance porch. With ceiling light, tiled floor and a timber door with obscure double glazed side panel opening through to the hallway.

HALLWAY

A spacious hallway with two ceiling lights, coving to the ceiling, two central heating radiators and access to the loft via a hatch. Here we gain entrance to the following rooms.

BREAKFAST KITCHEN

With a range of wall and base units in a wood shaker style with laminate worktops and tile splashbacks. There is an integrated NEFF electric oven with electric hob and extractor fan over, space for a fridge, breakfast bar seating area and a one and a half bowl stainless steel sink with chrome mixer tap over. There is ceiling light, part tiling to the walls, central heating radiator, uPVC double glazed window to the rear and uPVC and obscure glazed door.

LIVING/DINING ROOM

An excellently proportioned principal reception space accessed from the entrance hallway and enjoying natural light via uPVC double glazed window to the front and sliding double glazed doors to the rear, enjoying fantastic far reaching views. There is ample room for lounge and dining furniture, with the lounge area positioned to the front with a fireplace set within surround. There are three ceiling lights, coving to the ceiling and three central heating radiators.



SNUG/BEDROOM FOUR

A versatile space, currently used as an additional lounge area but could also be used as a further bedroom and is ideally situated next to the W.C. The room has ceiling light, central heating radiator, built in cupboards and uPVC double glazed window to the front.

W.C.

Comprising a two piece suite in the form of low level W.C. and wall mounted basin with chrome taps over. There is ceiling light, extractor fan, tiling to the walls and central heating radiator.

UTILITY

With base units and laminate worktops, stainless steel sink with chrome taps over, plumbing for a washing machine and space for further appliances. There are two ceiling lights, central heating radiator, uPVC double glazed window to the rear and uPVC, obscure glazed door giving access out and there is also access to the integral garage via a personal door. Here we also find the boiler.

BEDROOM ONE

A double bedroom, front facing with built in cupboards, ceiling light, central heating radiator and uPVC double glazed window to the front.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan, full tiling to the walls, central heating radiator and secondary natural light is gained via a timber double glazed obscure window from the entrance porch.

BEDROOM TWO

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







BEDROOM THREE

A further double bedroom of excellent proportions with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

Comprising a three piece suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps with a separate mains fed mixer shower over. There is ceiling light, full tiling to the walls, shaver socket, central heating radiator, airing cupboard housing the hot water tank and obscure uPVC double glazed window to the side.

OUTSIDE

To the front of the property, there is a tarmacked driveway providing off street parking for numerous vehicles which leads to the integral garage, which is access via a remote control operated sectional door. The garage provides further off street parking, storage or indeed scope for further conversion into additional living accommodation, given the necessary planning and consents, there is also a uPVC double glazed window to the side. Also to the front of the home is a lawned garden space, with flower beds containing an array of mature plants and shrubs and also a low maintenance gravelled seating area. The garden continues to the side of the property, with a further lawned space and flower beds where we find the gate which leads to the rear garden. To the rear of the home, there is a continuation of the fabulous ornate garden, having been lovingly maintained by the current vendors for many years, this is separated into principal areas with a further lawned space, low maintenance gravelled area and flagged patio seating spaces with hard standing for a shed and greenhouse. We also find the oil tank behind an iron gate in the rear garden.





ADDITIONAL INFORMATION

The EPC Rating is C-74, the Council Tax Band is F and we are informed by the vendor that the property is Freehold.
The property also has solar panels.

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)

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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

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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

www.simonblyth.co.uk/

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